

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

303/1 CHAPEL MEWS SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$895,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1105/800 CHAPEL STREET SOUTH YARRA VIC 3141	\$925,000	05-Mar-25
2510/3 YARRA STREET SOUTH YARRA VIC 3141	\$920,000	25-Jul-25
6/14-18 HOWITT STREET SOUTH YARRA VIC 3141	\$960,000	15-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 August 2025



**1105/800 CHAPEL STREET SOUTH
YARRA VIC 3141**

Sold Price

\$925,000

Sold Date

05-Mar-25

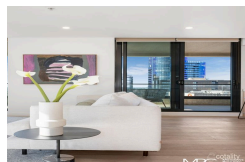
2

2

2

Distance

0km



**2510/3 YARRA STREET SOUTH
YARRA VIC 3141**

Sold Price

^{RS} **\$920,000**

Sold Date

25-Jul-25

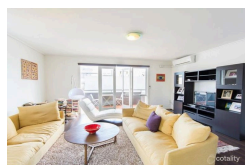
2

2

2

Distance

0.44km



**6/14-18 HOWITT STREET SOUTH
YARRA VIC 3141**

Sold Price

\$960,000

Sold Date

15-Mar-25

2

2

2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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