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

320/471 Malvern Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$670,000				
Median sale p	rice								
Median price	\$580,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	05/07/2024	to	04/07/2025		So	urce	Property	/ Data	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6/5 The Avenue WINDSOR 3181	\$660,000	22/03/2025
2	501/1 Clara St SOUTH YARRA 3141	\$675,000	11/03/2025
3	321/471 Malvern Rd SOUTH YARRA 3141	\$645,000	21/02/2025

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 six months.

This Statement of Information was prepared on:

05/07/2025 23:03



McGrath

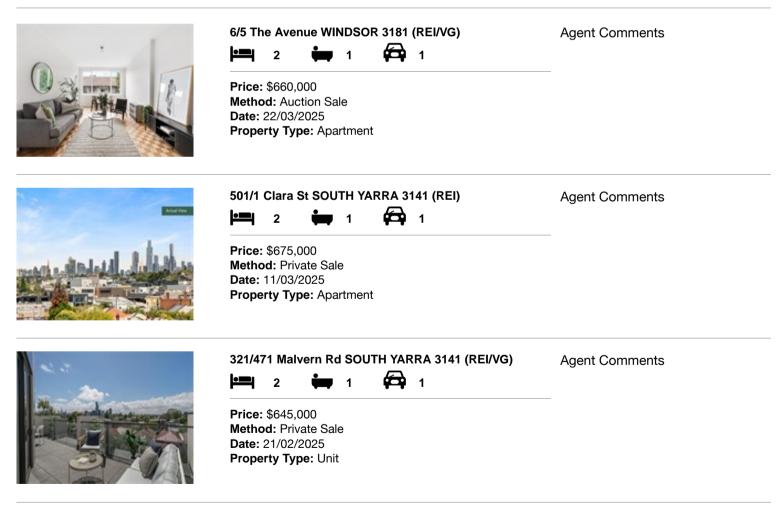




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$650,000 - \$670,000 Median Unit Price 05/07/2024 - 04/07/2025: \$580,000

Comparable Properties



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