

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$670,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

05/07/2024

to

04/07/2025

Source

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.

	Address 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



**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



**6/5 The Avenue WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Apartment



**501/1 Clara St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 11/03/2025  
**Property Type:** Apartment



**321/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 21/02/2025  
**Property Type:** Unit

**Account - McGrath** | P: 03 9489 9422 | F: 03 9486 2614