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	107/35 Wilson Street, South Yarra Vic 3141
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000	&	\$400,000
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Median sale price

Median price	\$580,000	Pro	perty Type U	Init]	Suburb	South Yarra
Period - From	02/07/2024	to	01/07/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	501/36 Wilson St SOUTH YARRA 3141	\$365,000	02/05/2025
2	306/1 Clara St SOUTH YARRA 3141	\$380,000	28/03/2025
3	210/1 Clara St SOUTH YARRA 3141	\$392,000	15/04/2025

OR

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

This Statement of Information was prepared on:	02/07/2025 16:31









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$370,000 - \$400,000 Median Unit Price 02/07/2024 - 01/07/2025: \$580,000

Comparable Properties



501/36 Wilson St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$365,000 **Method:** Private Sale **Date:** 02/05/2025

Property Type: Apartment



306/1 Clara St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$380,000 **Method:** Private Sale **Date:** 28/03/2025

Property Type: Apartment



210/1 Clara St SOUTH YARRA 3141 (REI)

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Price: \$392,000 Method: Private Sale Date: 15/04/2025

Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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