Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

310/681 Chapel Street, South Yarra Vic 3141
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3.

Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$580,000	Pro	perty Type	Jnit]	Suburb	South Yarra
Period - From	01/04/2024	to	31/03/2025	So	ource	REIV	

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

Au	areas or comparable property	1 1100	Date of Sale
1	1001/48 Claremont St SOUTH YARRA 3141	\$580,000	17/03/2025
2	2701/35 Malcolm St SOUTH YARRA 3141	\$563,500	28/02/2025
3	2105/35 Malcolm St SOUTH YARRA 3141	\$572,500	15/01/2025

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:	22/05/2025 11:52



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending March 2025: \$580,000

Comparable Properties



1001/48 Claremont St SOUTH YARRA 3141 (REI/VG)

Price: \$580,000 Method: Private Sale

Date: 17/03/2025

Property Type: Apartment

Agent Comments



2701/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$563,500 Method: Private Sale Date: 28/02/2025

Property Type: Apartment

2105/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

Price: \$572,500 Method: Private Sale Date: 15/01/2025

Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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