

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 604/35 Malcolm Street, 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)

Price Range

\$499,000

&

\$540,000

### Median sale price

Median price

\$640,000

Property Type

Apartment

Suburb

South Yarra (3141)

Period - From

01/04/2024

to

31/03/2025

Source

REA

### Comparable property sales

A

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2701/35 MALCOLM STREET, SOUTH YARRA VIC 3141	\$563,500	28/02/2025
1202/35 MALCOLM STREET, SOUTH YARRA VIC 3141	\$510,000	28/11/2024
2105/35 MALCOLM STREET, SOUTH YARRA VIC 3141	\$572,500	15/01/2025

This Statement of Information was prepared on: 23/04/2025