

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

312/681 CHAPEL STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

516/35 MALCOLM STREET SOUTH YARRA VIC 3141

\$370,000

06-May-25

2/274 DOMAIN ROAD SOUTH YARRA VIC 3141

\$365,000

20-May-25

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 6 months.

This Statement of Information was prepared on: 14 August 2025



**516/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

\$370,000

Sold Date

06-May-25

 1

 1

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Distance

0.28km



**2/274 DOMAIN ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$365,000

Sold Date

20-May-25

 1

 1

 -

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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