

# 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

901/666 Chapel Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,069,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

South Yarra

Period - From

29/05/2024

to

28/05/2025

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	2/286 Toorak Rd SOUTH YARRA 3141	\$1,040,000	10/05/2025
2	803/576 St Kilda Rd MELBOURNE 3004	\$1,030,000	06/03/2025
3	305/633 Church St RICHMOND 3121	\$1,113,000	03/02/2025

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:

29/05/2025 09:27



2 2 2

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$1,069,000  
Median Unit Price  
29/05/2024 - 28/05/2025: \$575,000

Comparable Properties



2/286 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$1,040,000  
Method: Auction Sale  
Date: 10/05/2025  
Property Type: Unit



803/576 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,030,000  
Method: Private Sale  
Date: 06/03/2025  
Property Type: Apartment



305/633 Church St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 2

Price: \$1,113,000  
Method: Private Sale  
Date: 03/02/2025  
Property Type: Apartment