## 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

308/800 Chapel Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	een \$730,000		&		\$800,000			
Median sale pr	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1301/18 Claremont St SOUTH YARRA 3141	\$730,500	18/06/2025
2	1905/7 Yarra St SOUTH YARRA 3141	\$805,000	28/04/2025
3	803/665 Chapel St SOUTH YARRA 3141	\$798,000	07/03/2025

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:

24/07/2025 13:57









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$730,000 - \$800,000 Median Unit Price Year ending June 2025: \$610,000

# **Comparable Properties**

1301/18 Claremont St SOUTH YARRA 3141 (REI)   1   1   Price: \$730,500   Method: Sold Before Auction   Date: 18/06/2025   Property Type: Apartment   Land Size: 82 sqm approx	Agent Comments
1905/7 Yarra St SOUTH YARRA 3141 (REI/VG) 2 2 2 2 2 Price: \$805,000 Method: Private Sale Date: 28/04/2025 Property Type: Apartment	Agent Comments
803/665 Chapel St SOUTH YARRA 3141 (VG) 2 2 - 2	Agent Comments

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



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