

## 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

418/35 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 103/31 MALCOLM STREET SOUTH YARRA VIC 3141 | \$500,000 | 05-Mar-26 |
| 524/35 MALCOLM STREET SOUTH YARRA VIC 3141 | \$480,000 | 11-May-26 |
| 905/35 MALCOLM STREET SOUTH YARRA VIC 3141 | \$550,000 | 06-Apr-26 |

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: 20 July 2026



**103/31 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$500,000**

Sold Date

**05-Mar-26**

2

1

1

Distance

**0km**



**524/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$480,000**

Sold Date

**11-May-26**

2

1

1

Distance

**0km**



**905/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$550,000**

Sold Date

**06-Apr-26**

2

1

1

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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