

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

303/35 MALCOLM 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

\$450,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

328/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$475,000	29-Sep-24
1314/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$475,000	19-Sep-24
1202/8 DALY STREET SOUTH YARRA VIC 3141	\$460,000	16-Dec-24

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: 17 February 2025



328/35 MALCOLM STREET SOUTH
YARRA VIC 3141

Sold Price

RS\$475,000

Sold Date 29-Sep-24

2

1

-

Distance

0km



1314/35 MALCOLM STREET SOUTH
YARRA VIC 3141

Sold Price

\$475,000

Sold Date 19-Sep-24

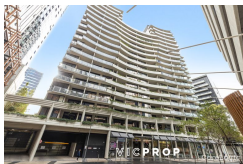
2

1

1

Distance

0km



1202/8 DALY STREET SOUTH
YARRA VIC 3141

Sold Price

\$460,000

Sold Date 16-Dec-24

2

1

-

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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