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<br>Including suburb and postcode | 2310/35 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 | $270,000 | & | $300,000 |

## 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.

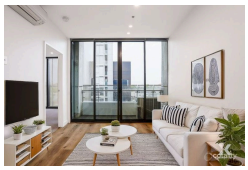
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 509/31 MALCOLM STREET SOUTH YARRA VIC 3141 | $310,000 | 19-Nov-24 |
| 1101/35 MALCOLM STREET SOUTH YARRA VIC 3141 | $270,000 | 01-Nov-24 |
| 2210/35 MALCOLM STREET SOUTH YARRA VIC 3141 | $337,500 | 06-Mar-25 |

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: 23 July 2026

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**509/31 MALCOLM STREET SOUTH YARRA VIC 3141**

1 1 -

Sold Price **$310,000** Sold Date **19-Nov-24**

Distance **0km**

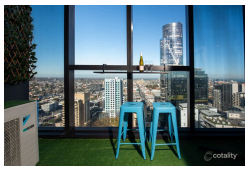


**1101/35 MALCOLM STREET SOUTH YARRA VIC 3141**

1 1 -

Sold Price **$270,000** Sold Date **01-Nov-24**

Distance **0km**



**2210/35 MALCOLM STREET SOUTH YARRA VIC 3141**

1 1 1

Sold Price **$337,500** Sold Date **06-Mar-25**

Distance **0km**

**RS** = Recent sale **UN** = Undisclosed Sale

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