

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

3008/35 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2025

to

31 Dec 2025

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

802/649 CHAPEL STREET SOUTH YARRA VIC 3141	\$730,000	02-Sep-25
709/77 RIVER STREET SOUTH YARRA VIC 3141	\$700,000	05-Oct-25
1601/3 YARRA STREET SOUTH YARRA VIC 3141	\$715,000	16-Oct-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: 12 January 2026



802/649 CHAPEL STREET SOUTH
YARRA VIC 3141

Sold Price

\$730,000

Sold Date

02-Sep-25

2

2

1

Distance

0.11km



709/77 RIVER STREET SOUTH
YARRA VIC 3141

Sold Price

\$700,000

Sold Date

05-Oct-25

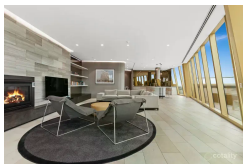
2

2

1

Distance

0.1km



1601/3 YARRA STREET SOUTH
YARRA VIC 3141

Sold Price

\$715,000

Sold Date

16-Oct-25

2

2

1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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