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 | 503/31 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 | $290,000 | & | $310,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $605,000 | Property type | Unit | Suburb | South Yarra |
| Period-from | 01 Jan 2021 | to | 31 Dec 2021 | 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.

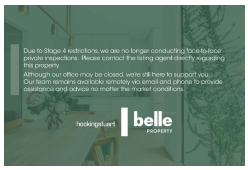
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 115/681 Chapel Street South Yarra VIC 3141 | $380,000 | 15-Jul-21 |
| 110/229 Toorak Road South Yarra VIC 3141 | $375,000 | 15-Nov-21 |
| 1908/229 Toorak Road South Yarra VIC 3141 | $375,000 | 10-Sep-21 |

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: 08 June 2025

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**115/681 Chapel Street South Yarra VIC 3141**

1 1 -

Sold Price **$380,000** Sold Date **15-Jul-21**

Distance **0.26km**

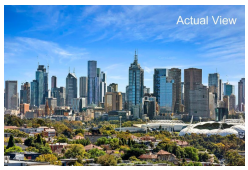


**110/229 Toorak Road South Yarra VIC 3141**

1 1 1

Sold Price **$375,000** Sold Date **15-Nov-21**

Distance **0.26km**




**1908/229 Toorak Road South Yarra VIC 3141**

1 1 1

Sold Price Sold Date **10-Sep-21**

Distance **0.26km**

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

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