

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

402A/625 CHAPEL 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

\$1,625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 2024

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

511/243 TOORAK ROAD SOUTH YARRA VIC 3141	\$950,000	04-Dec-23
1307/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$878,000	05-Dec-23
1203/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$875,000	08-Jul-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: 27 November 2024



**511/243 TOORAK ROAD SOUTH
YARRA VIC 3141**

 2  2  1

Sold Price

\$950,000

Sold Date

04-Dec-23

Distance

0.03km



**1307/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

 2  2  1

Sold Price

\$878,000

Sold Date

05-Dec-23

Distance

0.03km



**1203/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

 2  2  1

Sold Price

\$875,000

Sold Date

08-Jul-24

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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