

## 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

2701/35 MALCOLM STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$578,000

or range  
between

&

### 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

2105/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$572,500	15-Jan-25
2705/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$600,000	18-Jul-24
1107/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$562,500	11-Nov-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: 24 February 2025

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**2105/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price

RS

**\$572,500**

Sold Date

**15-Jan-25**

2

1

1

Distance

**0km****2705/35 MALCOLM STREET  
SOUTH YARRA VIC 3141**

Sold Price

**\$600,000**

Sold Date

**18-Jul-24**

2

1

1

Distance

**0km****1107/229 TOORAK ROAD SOUTH  
YARRA VIC 3141**

Sold Price

**\$562,500**

Sold Date

**11-Nov-24**

2

1

1

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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