

## 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

1003/35 MALCOLM STREET SOUTH YARRA VIC 3141

### Indicative selling price

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

Single Price

or range  
between

\$270,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 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

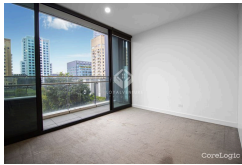
Date of sale

315/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$280,000	22-Mar-25
1101/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$270,000	01-Nov-24
709/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$282,000	03-Dec-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: 04 July 2025

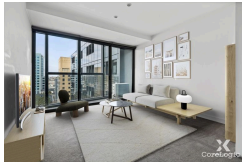


**315/31 MALCOLM STREET SOUTH  
YARRA VIC 3141**

Sold Price **\$280,000** Sold Date **22-Mar-25**

 1  1  -

Distance **0km**



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

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

 1  1  -

Distance **0km**



**709/7 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

Sold Price **\$282,000** Sold Date **03-Dec-24**

 1  1  -

Distance **0.32km**

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

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