

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

103/31 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2024

to

30 Sep 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

706/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$559,000	28-May-25
1105/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$568,000	20-Jun-25
1702/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$539,999	05-Jun-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: 01 October 2025



706/35 MALCOLM STREET SOUTH Sold Price **\$559,000** Sold Date **28-May-25**
YARRA VIC 3141

2 1 1

Distance **0km**



1105/35 MALCOLM STREET SOUTH Sold Price **\$568,000** Sold Date **20-Jun-25**
YARRA VIC 3141

2 1 1

Distance **0km**



1702/35 MALCOLM STREET SOUTH Sold Price **\$539,999** Sold Date **05-Jun-25**
YARRA VIC 3141

2 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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