

# 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

1601/35 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)

Single price

\$285,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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 six 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
1	1224/572 St Kilda Rd MELBOURNE 3004	\$270,000	23/04/2025
2	12/23 Avoca St SOUTH YARRA 3141	\$285,000	09/04/2025
3	12/34 Adam St BURNLEY 3121	\$282,000	20/01/2025

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 six months.~~

This Statement of Information was prepared on:

24/04/2025 12:07



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$285,000  
Median Unit Price  
March quarter 2025: \$580,000

Comparable Properties



1224/572 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$270,000  
Method: Private Sale  
Date: 23/04/2025  
Property Type: Apartment



12/23 Avoca St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$285,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: Apartment



12/34 Adam St BURNLEY 3121 (REI/VG)

Agent Comments



Price: \$282,000  
Method: Private Sale  
Date: 20/01/2025  
Property Type: Apartment