

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

203/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2024

to

30/09/2025

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	401/35 Simmons St SOUTH YARRA 3141	\$570,000	11/08/2025
2	104/36 Wilson St SOUTH YARRA 3141	\$605,000	14/05/2025
3	508/35 Simmons St SOUTH YARRA 3141	\$580,000	30/04/2025

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:

23/10/2025 15:39



 2  2  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending September 2025: \$600,000

Comparable Properties



401/35 Simmons St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  2  1

Price: \$570,000
Method: Sold Before Auction
Date: 11/08/2025
Property Type: Apartment



104/36 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  2  1

Price: \$605,000
Method: Private Sale
Date: 14/05/2025
Property Type: Apartment



508/35 Simmons St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  2  1

Price: \$580,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504