# 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

310/681 Chapel Street, South Yarra Vic 3141

#### Indicative selling price

|                         |           |                    | / / .           |
|-------------------------|-----------|--------------------|-----------------|
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| For the meaning of this | prioc 300 | oonsumer.vio.gov.u | a/ unaciquoting |

Single price \$599,000

#### Median sale price

| Median price  | \$610,000  | Pro | perty Type Unit | t  |      | Suburb | South Yarra |
|---------------|------------|-----|-----------------|----|------|--------|-------------|
| Period - From | 01/07/2024 | to  | 30/06/2025      | So | urce | 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.

| Add | dress of comparable property          | Price     | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1   | 1206/35 Malcolm St SOUTH YARRA 3141   | \$590,000 | 11/07/2025   |
| 2   | 509/32 Bray St SOUTH YARRA 3141       | \$595,000 | 18/06/2025   |
| 3   | 1001/48 Claremont St SOUTH YARRA 3141 | \$580,000 | 17/03/2025   |

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:

14/08/2025 14:54





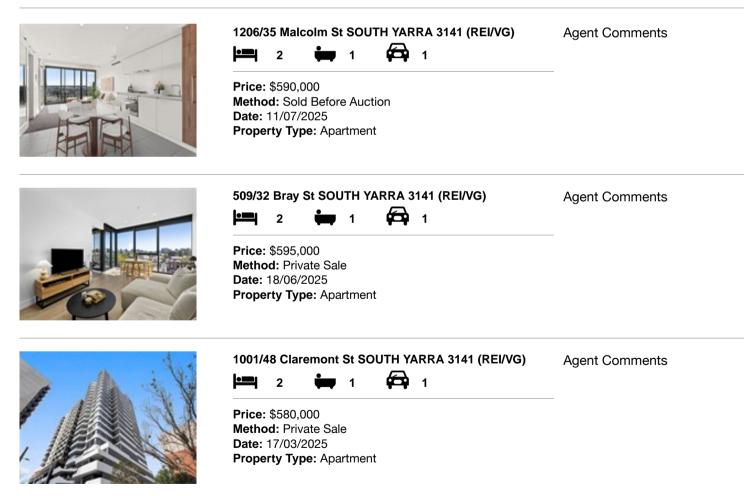




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$599,000 Median Unit Price Year ending June 2025: \$610,000

# **Comparable Properties**



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



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