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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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





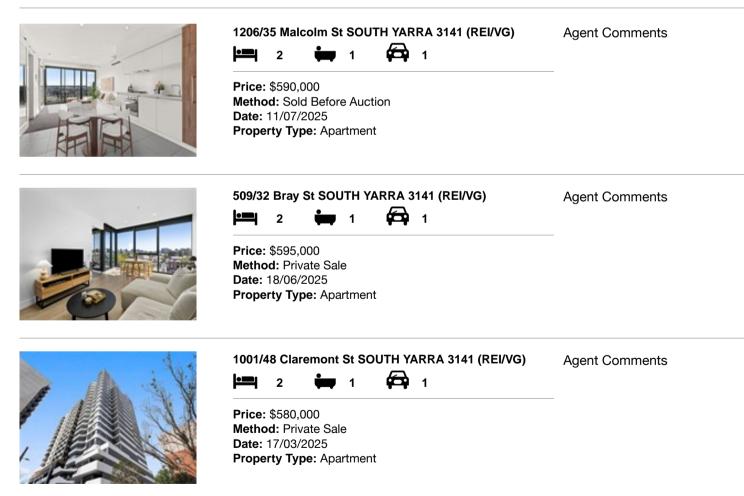




Property Type: Apartment Agent Comments

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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