

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

312/681 CHAPEL 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

\$335,000

&

\$368,000

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

7/77 RIVER STREET SOUTH YARRA VIC 3141	\$365,000	26-Jun-25
1407/7 YARRA STREET SOUTH YARRA VIC 3141	\$335,000	27-Apr-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



7/77 RIVER STREET SOUTH YARRA VIC 3141 Sold Price

\$365,000 Sold Date **26-Jun-25**

 1  1  1

Distance **0.21km**



1407/7 YARRA STREET SOUTH YARRA VIC 3141 Sold Price

\$335,000 Sold Date **27-Apr-25**

 1  1  1

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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