

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

317/31 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2024

to

30/06/2025

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	307/20 Garden St SOUTH YARRA 3141	\$330,000	13/07/2025
2	1816/3 Yarra St SOUTH YARRA 3141	\$323,000	11/07/2025
3	917/8 Daly St SOUTH YARRA 3141	\$330,000	30/06/2025

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:

31/07/2025 17:12



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
Year ending June 2025: \$610,000

Comparable Properties



307/20 Garden St SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$330,000
Method: Private Sale
Date: 13/07/2025
Property Type: Apartment



1816/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$323,000
Method: Private Sale
Date: 11/07/2025
Property Type: Unit



917/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$330,000
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment