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

401/700 Chapel Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$790,000		&		\$850,000				
Median sale price									
Median price	\$580,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/04/2024	to	31/03/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	1103/800 Chapel St SOUTH YARRA 3141	\$850,000	26/04/2025
2	301/700 Chapel St SOUTH YARRA 3141	\$875,000	10/02/2025
3	604/657 Chapel St SOUTH YARRA 3141	\$840,500	04/12/2024

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:

29/05/2025 13:37



401/700 Chapel Street, South Yarra Vic 3141







Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median Unit Price Year ending March 2025: \$580,000

Comparable Properties

1103/800 Chapel St SOUTH YARRA 3141 (REI) 2 2 2 Price: \$850,000 Method: Private Sale Date: 26/04/2025 Property Type: Apartment	Agent Comments
301/700 Chapel St SOUTH YARRA 3141 (REI/VG) 2 2 1 Price: \$875,000 Method: Sold Before Auction Date: 10/02/2025 Property Type: Apartment	Agent Comments
604/657 Chapel St SOUTH YARRA 3141 (REI/VG) 3 2 2 1 Price: \$840,500 Method: Private Sale Date: 04/12/2024 Property Type: Apartment	Agent Comments

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