

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

402/35 SIMMONS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

504/2 CLAREMONT STREET SOUTH YARRA VIC 3141

\$510,000

26-Nov-24

208/8 DALY STREET SOUTH YARRA VIC 3141

\$525,000

21-Jan-25

203/25 WILSON STREET SOUTH YARRA VIC 3141

\$510,000

16-Oct-24

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: 16 April 2025

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**504/2 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$510,000** Sold Date **26-Nov-24**

Distance **0.73km**

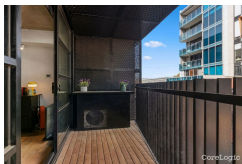


**208/8 DALY STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$525,000** Sold Date **21-Jan-25**

Distance **0.81km**



**203/25 WILSON STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$510,000** Sold Date **16-Oct-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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