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	508/800 Chapel Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$610,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/07/2024	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2402/3 Yarra St SOUTH YARRA 3141	\$830,000	19/05/2025
2	1103/800 Chapel St SOUTH YARRA 3141	\$850,000	26/04/2025
3	803/665 Chapel St SOUTH YARRA 3141	\$798,000	07/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 10:24













Property Type: Apartment Agent Comments

Indicative Selling Price \$790,000 - \$840,000 Median Unit Price Year ending June 2025: \$610,000

Comparable Properties



2402/3 Yarra St SOUTH YARRA 3141 (REI)

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Price: \$830,000 Method: Private Sale Date: 19/05/2025

Property Type: Apartment

Agent Comments



1103/800 Chapel St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$850,000 **Method:** Private Sale **Date:** 26/04/2025

Property Type: Apartment

803/665 Chapel St SOUTH YARRA 3141 (VG)

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1

Price: \$798,000 **Method:** Sale **Date:** 07/03/2025

Property Type: Strata Unit/Flat

Agent Comments

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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