

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

601/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$677,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2025

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	705/18 Yarra St SOUTH YARRA 3141	\$850,000	27/06/2025
2	25/11 Mount St PRAHRAN 3181	\$820,000	17/06/2025
3	1004/82 Queens Rd MELBOURNE 3004	\$805,000	22/05/2025

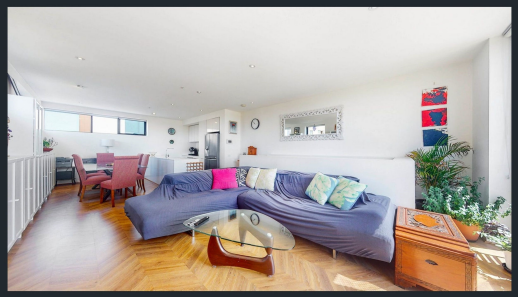
OR

~~**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:

18/09/2025 09:18

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median Unit Price
June quarter 2025: \$677,000

Comparable Properties



705/18 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 27/06/2025
Property Type: Apartment



25/11 Mount St PRAHRAN 3181 (VG)

Agent Comments

3 - -

Price: \$820,000
Method: Sale
Date: 17/06/2025
Property Type: Strata Unit/Flat



1004/82 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 1

Price: \$805,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment