# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	ıle
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Address Including suburb and postcode	

## Indicative selling price

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

Single price	\$1,000,000
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#### Median sale price

Median price	\$600,000	Pro	pperty Type Un	it		Suburb	South Yarra
Period - From	09/04/2025	to	08/10/2025	So	urce	pdol	

## 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
901/666 Chapel St, South Yarra Vic	\$1,000,000	15/09/2025
27/380 Toorak Rd, SOUTH YARRA Vic	\$1,000,000	05/09/2025
1203/800 Chapel St, South Yarra Vic	\$1,000,000	19/05/2025

This Statement of Information was prepared on:	10/10/2025

