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	703/35 MALCOLM 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	$270,000	&	$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
214/31 MALCOLM STREET SOUTH YARRA VIC 3141	$290,000	24-Jun-25
503/31 MALCOLM STREET SOUTH YARRA VIC 3141	$290,000	10-Jun-25
1003/35 MALCOLM STREET SOUTH YARRA VIC 3141	$270,000	21-Jul-25

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: 27 August 2025

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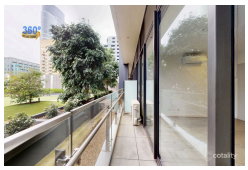

214/31 MALCOLM STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **$290,000** Sold Date **24-Jun-25**

Distance **0km**

503/31 MALCOLM STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price Sold Date **10-Jun-25**

Distance **0km**

1003/35 MALCOLM STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **$270,000** Sold Date **21-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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