## 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

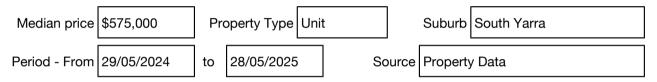
901/666 Chapel Street, South Yarra Vic 3141

## Indicative selling price

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For the meaning	of this price	s and consumer vic any s	uu/underauotina
or the meaning	or und price	e see consumer.vic.gov.a	u/unuciquoting

Single price \$1,069,000

#### Median sale price



## 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	2/286 Toorak Rd SOUTH YARRA 3141	\$1,040,000	10/05/2025
2	803/576 St Kilda Rd MELBOURNE 3004	\$1,030,000	06/03/2025
3	305/633 Church St RICHMOND 3121	\$1,113,000	03/02/2025

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:

29/05/2025 09:27



901/666 Chapel Street, South Yarra Vic 3141





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,069,000 Median Unit Price 29/05/2024 - 28/05/2025: \$575,000

# **Comparable Properties**

2/286 Toorak Rd SOUTH YARRA 3141 (REI) 2 2 2 2 Price: \$1,040,000 Method: Auction Sale Date: 10/05/2025 Property Type: Unit	Agent Comments
803/576 St Kilda Rd MELBOURNE 3004 (REI) 2 2 2 2 Price: \$1,030,000 Method: Private Sale Date: 06/03/2025 Property Type: Apartment	Agent Comments
305/633 Church St RICHMOND 3121 (REI/VG)   2 2   2 2   Price: \$1,113,000   Method: Private Sale   Date: 03/02/2025   Property Type: Apartment	Agent Comments

## Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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