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	1105/880 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $558,000 Property Type Unit Suburb South Yarra

Period - From 17/02/2024 to 16/02/2025 Source Property Data

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	601/700 Chapel St SOUTH YARRA 3141	$925,000	18/10/2024
2	203/5 Chapel Mews SOUTH YARRA 3141	$905,000	16/10/2024
3	402/40 Chapel Mews SOUTH YARRA 3141	$902,500	18/09/2024

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: 17/02/2025 08:10

1105/880 Chapel Street, South Yarra Vic 3141

Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median Unit Price
17/02/2024 - 16/02/2025: $558,000

Comparable Properties



601/700 Chapel St SOUTH YARRA 3141 (REI/VG)

2 2 2

Price: $925,000
Method: Private Sale
Date: 18/10/2024
Property Type: Unit

Agent Comments



203/5 Chapel Mews SOUTH YARRA 3141 (VG)

2 - -

Price: $905,000
Method: Sale
Date: 16/10/2024
Property Type: Strata Unit/Flat

Agent Comments



402/40 Chapel Mews SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $902,500
Method: Private Sale
Date: 18/09/2024
Property Type: Unit

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899

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