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	1403/661 Chapel Street, South Yarra VIC 3141

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $560,500 Property Type Unit Suburb South Yarra

Period - From 15/07/2025 to 13/01/2026 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 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
901/1 Almeida Crescent South Yarra VIC 3141	$515,000	15/10/2025
1/33 Claremont Street South Yarra VIC 3141	$530,000	26/11/2025
20/161-165 Greville Street Prahran VIC 3181	$548,000	05/09/2025

This Statement of Information was prepared on: 15/01/2026