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	9/35 Walsh Street, South Yarra Vic 3141

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $590,000 Property Type Unit Suburb South Yarra

Period - From 02/03/2025 to 01/03/2026 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	3/240 Domain Rd SOUTH YARRA 3141	$817,000	28/02/2026
2	20/240 Domain Rd SOUTH YARRA 3141	$815,000	28/02/2026
3	11/99 Caroline St SOUTH YARRA 3141	$820,000	21/01/2026

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: 02/03/2026 11:49

9/35 Walsh Street, South Yarra Vic 3141

Nelson Alexander



2 1 1

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
02/03/2025 - 01/03/2026: $590,000

Comparable Properties



3/240 Domain Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $817,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment

Agent Comments



20/240 Domain Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $815,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment

Agent Comments



11/99 Caroline St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $820,000
Method: Sold Before Auction
Date: 21/01/2026
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

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