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	311/657 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $611,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2024 to 31/12/2024 Source REIV

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	301/3 Clara St SOUTH YARRA 3141	$650,000	22/10/2024
2	304/2 Barnet Way RICHMOND 3121	$670,000	20/11/2024
3	402/200 Toorak Rd SOUTH YARRA 3141	$694,000	31/10/2024

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: 20/02/2025 23:02

311/657 Chapel Street, South Yarra Vic 3141



2 | 1 | 1 secure basement car space

Rooms: 5
Property Type: Residential Strata Apartment
Land Size: 89 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
December quarter 2024: $611,000

Comparable Properties



301/3 Clara St SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $650,000
Method: Private Sale
Date: 22/10/2024
Property Type: Apartment

Agent Comments



304/2 Barnet Way RICHMOND 3121 (REI/VG)

2 | 1 | 1

Price: $670,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Unit

Agent Comments



402/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)

2 | 2 | 1

Price: $694,000
Method: Private Sale
Date: 31/10/2024
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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