

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

604/657 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price

\$552,000

Property Type

Unit

Suburb

South Yarra

Period - From

05/11/2023

to

04/11/2024

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	12/11 Mount St PRAHRAN 3181	\$838,000	02/10/2024
2	87/416a St Kilda Rd MELBOURNE 3004	\$815,000	09/07/2024
3	197/416 St Kilda Rd MELBOURNE 3004	\$812,000	25/06/2024

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:

05/11/2024 21:45



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Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

05/11/2023 - 04/11/2024: \$552,000



3 2 1

Property Type:

Agent Comments

Comparable Properties



12/11 Mount St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$838,000

Method: Private Sale

Date: 02/10/2024

Property Type: Apartment



87/416a St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

3 - -

Price: \$815,000

Method: Sale

Date: 09/07/2024

Property Type: Subdivided Flat - Single OYO Flat



197/416 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$812,000

Method: Private Sale

Date: 25/06/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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