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	811/35 MALCOLM STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$530,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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 6 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
308/35 MALCOLM STREET SOUTH YARRA VIC 3141	$600,000	16-May-24
1106/35 MALCOLM STREET SOUTH YARRA VIC 3141	$563,000	07-May-25
1702/35 MALCOLM STREET SOUTH YARRA VIC 3141	$540,000	13-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025

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308/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$600,000** Sold Date **16-May-24**

Distance **0km**



1106/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$563,000** Sold Date **07-May-25**

Distance **0km**



1702/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price RS **$540,000** Sold Date **13-Jun-25**

Distance **0km**



2105/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$572,500** Sold Date **15-Jan-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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