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	707/700 Chapel Street, South Yarra VIC 3141

Indicative selling price

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

Range between $680,000 & $745,000

Median sale price

Median price $1,540,000 Property Type Other Suburb South Yarra

Period - From 14/02/2025 to 13/08/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1003/666 Chapel Street South Yarra VIC 3141	$692,500	01/07/2025
1001/1-3 Clara Street South Yarra VIC 3141	$697,500	04/04/2025

This Statement of Information was prepared on: 14/08/2025