

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

1706/35 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

\$598,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

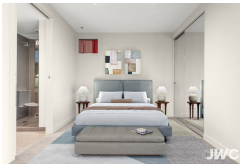
Date of sale

1610/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$600,000	16-Jan-26
2203/3 YARRA STREET SOUTH YARRA VIC 3141	\$630,000	26-Feb-26
1/33 CLAREMONT STREET SOUTH YARRA VIC 3141	\$610,000	14-Jan-26

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: 12 March 2026



1610/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

\$600,000

Sold Date

16-Jan-26

Distance

0.25km



2203/3 YARRA STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

^{RS} **\$630,000**

Sold Date

26-Feb-26

Distance

0.36km



1/33 CLAREMONT STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

\$610,000

Sold Date

14-Jan-26

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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