

# 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

20 Chapel Mews, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$800,000

### Median sale price

Median price \$618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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	13/3 Tahara Rd TOORAK 3142	\$780,000	22/01/2026
2	105/392a Toorak Rd TOORAK 3142	\$743,000	27/10/2025
3	2/49 Wilson St SOUTH YARRA 3141	\$700,000	17/10/2025

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:

20/03/2026 09:37

20 Chapel Mews, South Yarra Vic 3141



**Property Type:** Res Investment -  
Boarding House

Agent Comments

**Indicative Selling Price**

\$730,000 - \$800,000

**Median Unit Price**

December quarter 2025: \$618,750

## Comparable Properties



**13/3 Tahara Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 22/01/2026

**Property Type:** Unit



**105/392a Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$743,000

**Method:** Expression of Interest

**Date:** 27/10/2025

**Property Type:** Apartment



**2/49 Wilson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Expression of Interest

**Date:** 17/10/2025

**Property Type:** Apartment

Account - McGrath South Yarra



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