

# 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 9/61 Darling Street, 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 \$750,000 & \$800,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra

Period - From 10/04/2025 to 09/04/2026 Source Property Data

### 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	906/700 Chapel St SOUTH YARRA 3141	\$765,000	02/03/2026
2	3/240 Domain Rd SOUTH YARRA 3141	\$817,000	28/02/2026
3	11/99 Caroline St SOUTH YARRA 3141	\$820,000	21/01/2026

**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: 10/04/2026 15:38



2   1   0

**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

10/04/2025 - 09/04/2026: \$585,000

## Comparable Properties



**906/700 Chapel St SOUTH YARRA 3141 (REI)**

Agent Comments

2   1   1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 02/03/2026

**Property Type:** Apartment



**3/240 Domain Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$817,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** Apartment



**11/99 Caroline St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$820,000

**Method:** Sold Before Auction

**Date:** 21/01/2026

**Property Type:** Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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