

# 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 \$700,000 & \$770,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb South Yarra

Period - From 05/05/2025 to 04/05/2026 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	1/43 Rockley Rd SOUTH YARRA 3141	\$770,000	28/04/2026
2	308/800 Chapel St SOUTH YARRA 3141	\$775,000	21/04/2026
3	906/700 Chapel St SOUTH YARRA 3141	\$765,000	02/03/2026

**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: 05/05/2026 15:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

05/05/2025 - 04/05/2026: \$570,000

## Comparable Properties



1/43 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

🛏 2 🚗 1 🚗 1

Price: \$770,000

Method: Private Sale

Date: 28/04/2026

Property Type: Apartment



308/800 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

🛏 2 🚗 1 🚗 1

Price: \$775,000

Method: Private Sale

Date: 21/04/2026

Property Type: Apartment



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

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