

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

417/681 Chapel Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$590,000 Property Type Unit Suburb South Yarra

Period - From 05/01/2025 to 04/01/2026 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	5/19 Yarra St SOUTH YARRA 3141	\$435,500	11/11/2025
2	101/10 Claremont St SOUTH YARRA 3141	\$450,000	18/10/2025
3	314/229 Toorak Rd SOUTH YARRA 3141	\$445,000	13/10/2025

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:

05/01/2026 10:18



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median Unit Price
05/01/2025 - 04/01/2026: \$590,000

Comparable Properties



5/19 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$435,500
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment



101/10 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000
Method: Private Sale
Date: 18/10/2025
Property Type: Apartment



314/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$445,000
Method: Private Sale
Date: 13/10/2025
Property Type: Apartment

