

## 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 417/681 Chapel Street, South Yarra Vic 3141  
Including suburb and postcode

#### Indicative selling price

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



**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



**Price:** \$435,500

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** Apartment



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

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 18/10/2025

**Property Type:** Apartment



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

Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 13/10/2025

**Property Type:** Apartment

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