Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1212/35 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$490,000	&	\$539,000
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Median sale price

Median price \$590,000	Pr	operty Type Un	it		Suburb	South Yarra
Period - From 01/07/2025	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1510/8 Daly St SOUTH YARRA 3141	\$538,000	29/07/2025
2	403/105 Punt Rd WINDSOR 3181	\$536,000	09/07/2025
3	1702/35 Malcolm St SOUTH YARRA 3141	\$540,000	19/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/11/2025 09:58









Property Type: Agent Comments

Indicative Selling Price \$490,000 - \$539,000 **Median Unit Price** September quarter 2025: \$590,000

Comparable Properties



1510/8 Daly St SOUTH YARRA 3141 (REI/VG)

2

Agent Comments

Price: \$538,000 Method: Private Sale Date: 29/07/2025

Property Type: Apartment

403/105 Punt Rd WINDSOR 3181 (REI/VG)

2





Agent Comments

Price: \$536,000 Method: Private Sale Date: 09/07/2025

Property Type: Apartment



1702/35 Malcolm St SOUTH YARRA 3141 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 19/06/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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