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	603/25 WILSON STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$540,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$523,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
304/35 SIMMONS STREET SOUTH YARRA VIC 3141	$545,000	22-May-26
501/7 CLAREMONT STREET SOUTH YARRA VIC 3141	$580,000	01-Jul-26
1706/35 MALCOLM STREET SOUTH YARRA VIC 3141	$550,000	07-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 10 August 2026

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304/35 SIMMONS STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$545,000** Sold Date **22-May-26**

Distance **0.12km**

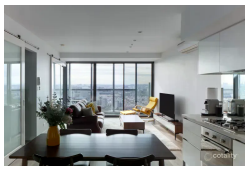


501/7 CLAREMONT STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price RS **$580,000** Sold Date **01-Jul-26**

Distance **0.68km**



1706/35 MALCOLM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price RS **$550,000** Sold Date **07-Jul-26**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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