

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

402/700 CHAPEL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2024

to

31 Oct 2025

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

203/99 RIVER STREET SOUTH YARRA VIC 3141	\$557,000	19-May-25
20/161-165 GREVILLE STREET PRAHRAN VIC 3181	\$568,000	05-Sep-25
315/6 LORD STREET RICHMOND VIC 3121	\$588,000	09-Oct-25

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: 05 November 2025



YORKSHIRE
PROPERTY

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**203/99 RIVER STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$557,000** Sold Date **19-May-25**

Distance **0km**



**20/161-165 GREVILLE STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price ^{RS} **\$568,000** ^{UN} Sold Date **05-Sep-25**

Distance **1.52km**



**315/6 LORD STREET RICHMOND
VIC 3121**

1 1 1

Sold Price ^{RS} **\$588,000** Sold Date **09-Oct-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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