

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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2024

to

30 Nov 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

609/8 HOWARD STREET RICHMOND VIC 3121	\$559,000	05-Sep-25
1208/154 CREMORNE STREET CREMORNE VIC 3121	\$560,000	03-Oct-25
1117/154 CREMORNE STREET CREMORNE VIC 3121	\$570,000	14-Nov-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: 16 December 2025



YORKSHIRE
PROPERTY

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**609/8 HOWARD STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$559,000** Sold Date **05-Sep-25**

Distance **0.3km**



**1208/154 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price **\$560,000** Sold Date **03-Oct-25**

Distance **0.95km**



**1117/154 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price ^{RS} **\$570,000** Sold Date **14-Nov-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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