

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

2010/35 MALCOLM 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

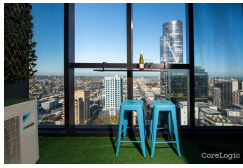
Date of sale

2210/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$337,500	01-Mar-25
509/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$310,000	19-Nov-24
514/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$285,000	31-May-24

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: 15 April 2025



2210/35 MALCOLM STREET SOUTH Sold Price
YARRA VIC 3141

1 1 -

^{RS} **\$337,500** Sold Date **01-Mar-25**

Distance **0km**

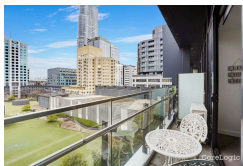


509/31 MALCOLM STREET SOUTH Sold Price
YARRA VIC 3141

1 1 -

\$310,000 Sold Date **19-Nov-24**

Distance **0km**



514/31 MALCOLM STREET SOUTH Sold Price
YARRA VIC 3141

1 1 -

\$285,000 Sold Date **31-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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