

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

2004/35 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

\$705,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2025

to

31 Aug 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

2508/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$705,000	09-Jul-26
5/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$845,000	10-Aug-26
LOT 52T/670 CHAPEL STREET SOUTH YARRA VIC 3141	\$845,000	10-Aug-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: 16 September 2026


**2508/35 MALCOLM STREET
SOUTH YARRA VIC 3141**

 2
  2
  1

Sold Price

RS

\$705,000

Sold Date

09-Jul-26

Distance

0km

**5/31 MALCOLM STREET SOUTH
YARRA VIC 3141**

 3
  2
  1

Sold Price

\$845,000

Sold Date

10-Aug-26

Distance

0km

**LOT 52T/670 CHAPEL STREET
SOUTH YARRA VIC 3141**

 3
  -
  -

Sold Price

Sold Date

10-Aug-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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