

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 508/700 Chapel Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$535,000 & \$585,000

Median sale price

Median price \$618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 1109/665 Chapel St SOUTH YARRA 3141 | \$570,000 | 24/02/2026 |
| 2 | 1206/661 Chapel St SOUTH YARRA 3141 | \$538,000 | 15/01/2026 |
| 3 | 609/1 Almeida Cr SOUTH YARRA 3141 | \$600,000 | 15/12/2025 |

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 six months.~~

This Statement of Information was prepared on: 05/03/2026 16:35

508/700 Chapel Street, South Yarra Vic 3141

JellisCraig



Property Type: Apartment

Agent Comments

Ed Rafter
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Indicative Selling Price

\$535,000 - \$585,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties



1109/665 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment

1206/661 Chapel St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$538,000

Method: Sale

Date: 15/01/2026

Property Type: Strata Unit/Flat



609/1 Almeida Cr SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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