

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

1410/35 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2025

to

28 Feb 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

310/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$520,000	21-Oct-25
706/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$559,000	28-May-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: 12 March 2026

**310/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

\$520,000

Sold Date

21-Oct-25

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Distance

0km**706/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

\$559,000

Sold Date

28-May-25

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Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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