

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

2/4 Chapel Mews, South Yarra Vic 3141

Indicative selling price

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

Range between \$950,000 & \$980,000

Median sale price

Median price \$590,000 Property Type Unit Suburb South Yarra

Period - From 28/10/2024 to 27/10/2025 Source Property Data

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	52/85 Alexandra Av SOUTH YARRA 3141	\$940,000	28/06/2025
2	29/85 Alexandra Av SOUTH YARRA 3141	\$960,000	04/10/2025
3	202/334 Toorak Rd SOUTH YARRA 3141	\$1,000,000	01/05/2025

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:

28/10/2025 09:42



2
 2
 1

Property Type: Strata Unit

Agent Comments

Indicative Selling Price

\$950,000 - \$980,000

Median Unit Price

28/10/2024 - 27/10/2025: \$590,000

Comparable Properties



52/85 Alexandra Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 1

Price: \$940,000

Method: Private Sale

Date: 28/06/2025

Property Type: Apartment



29/85 Alexandra Av SOUTH YARRA 3141 (REI)

Agent Comments

2
 2
 1

Price: \$960,000

Method: Sold Before Auction

Date: 04/10/2025

Property Type: Unit



202/334 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2
 2
 1

Price: \$1,000,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455