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	109/471 MALVERN ROAD 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	$385,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Jun 2025	to	31 May 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
1521/8 DALY STREET SOUTH YARRA VIC 3141	$400,000	09-Mar-26
314/77 RIVER STREET SOUTH YARRA VIC 3141	$400,000	28-Apr-26
1814/3 YARRA STREET SOUTH YARRA VIC 3141	$395,000	20-Apr-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: 04 June 2026

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1521/8 DALY STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **$400,000** Sold Date **09-Mar-26**

Distance **1.27km**

314/77 RIVER STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price Sold Date **28-Apr-26**

Distance **1.27km**

1814/3 YARRA STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price RS **$395,000** Sold Date **20-Apr-26**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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