

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

23 CHAPEL MEWS 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2025

to

30 Apr 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

20 CHAPEL MEWS SOUTH YARRA VIC 3141	\$765,000	14-May-26
29/15 COPELEN STREET SOUTH YARRA VIC 3141	\$781,000	16-Mar-26
13/3 TAHARA ROAD TOORAK VIC 3142	\$780,000	27-Jan-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.~~

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20 CHAPEL MEWS SOUTH YARRA VIC 3141

1 1 1

Sold Price ^{RS} **\$765,000** ^{UN} Sold Date **14-May-26**

Distance **0km**



29/15 COPELEN STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **\$781,000** Sold Date **16-Mar-26**

Distance **0.21km**



13/3 TAHARA ROAD TOORAK VIC 3142

1 1 1

Sold Price **\$780,000** Sold Date **27-Jan-26**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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