

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

237/471 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2025

to

31 Jul 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

1/471 MALVERN ROAD SOUTH YARRA VIC 3141	\$390,000	16-Apr-26
129/2 HOBSON STREET SOUTH YARRA VIC 3141	\$380,000	09-Mar-26
6/471 MALVERN ROAD SOUTH YARRA VIC 3141	\$378,000	22-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: 06 August 2026



1/471 MALVERN ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **\$390,000** Sold Date **16-Apr-26**

Distance **0km**



129/2 HOBSON STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **\$380,000** Sold Date **09-Mar-26**

Distance **0km**



6/471 MALVERN ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **\$378,000** Sold Date **22-Apr-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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