

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

919/35 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

\$505,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2024

to

31 Oct 2025

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

320/8 DALY STREET SOUTH YARRA VIC 3141	\$530,000	09-Jul-25
510/8 DALY STREET SOUTH YARRA VIC 3141	\$498,000	01-Jun-25
1224/8 DALY STREET SOUTH YARRA VIC 3141	\$530,000	10-Jul-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: 17 November 2025



320/8 DALY STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price **\$530,000** Sold Date **09-Jul-25**

Distance **0.19km**



510/8 DALY STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price **\$498,000** Sold Date **01-Jun-25**

Distance **0.19km**



1224/8 DALY STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price **\$530,000** Sold Date **10-Jul-25**

Distance **0.19km**



406/2 CLAREMONT STREET SOUTH YARRA VIC 3141

 2
  1
  1

Sold Price **\$505,000** Sold Date **28-Aug-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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