

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 805/35 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2024

to 30/09/2025

Source REIV

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	709/77 River St SOUTH YARRA 3141	\$700,000	05/10/2025
2	1305/50 Claremont St SOUTH YARRA 3141	\$695,000	29/08/2025
3	1003/8 Daly St SOUTH YARRA 3141	\$685,000	23/08/2025

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:

08/12/2025 11:27



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

Year ending September 2025: \$600,000

Comparable Properties



709/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 05/10/2025

Property Type: Apartment



1305/50 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$695,000

Method: Private Sale

Date: 29/08/2025

Property Type: Apartment



1003/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$685,000

Method: Private Sale

Date: 23/08/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255