#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

1311/50 Claremont Street, South Yarra Vic 3141
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#### Indicative selling price

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

Range between	\$320,000	&	\$350,000

#### Median sale price

Median price	\$580,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	17/07/2024	to	16/07/2025	Sc	urce	Property	/ Data

### 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

7,01	aress of comparable property	1 1100	Date of Sale
1	301/470 St Kilda Rd MELBOURNE 3004	\$340,000	28/06/2025
2	206/227 Toorak Rd SOUTH YARRA 3141	\$350,000	03/06/2025
3	608/7 Claremont St SOUTH YARRA 3141	\$335,000	14/05/2025

#### 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:	17/07/2025 15:32



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$320,000 - \$350,000 **Median Unit Price** 17/07/2024 - 16/07/2025: \$580,000

## Comparable Properties



301/470 St Kilda Rd MELBOURNE 3004 (REI)

Price: \$340,000 Method: Private Sale

Date: 28/06/2025 Property Type: Apartment **Agent Comments** 



206/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)

**Agent Comments** 

Price: \$350,000 Method: Private Sale Date: 03/06/2025

Property Type: Apartment



608/7 Claremont St SOUTH YARRA 3141 (REI/VG)

Price: \$335,000 Method: Private Sale Date: 14/05/2025

Property Type: Apartment

**Agent Comments** 

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