Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	802/12-14 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$399,000

Median sale price

Median price	\$580,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	04/07/2024	to	03/07/2025		Source	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

Add	dress of comparable property	Price	Date of sale
1	306/1 Clara St SOUTH YARRA 3141	\$380,000	28/03/2025
2	418/681 Chapel St SOUTH YARRA 3141	\$385,000	20/02/2025
3	210/1 Clara St SOUTH YARRA 3141	\$392,000	15/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/07/2025 14:57





Indicative Selling Price

\$399,000





Property Type: Strata Unit/Flat **Agent Comments**

Median Unit Price 04/07/2024 - 03/07/2025: \$580,000

Comparable Properties



306/1 Clara St SOUTH YARRA 3141 (REI/VG)

Price: \$380,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment

Agent Comments



418/681 Chapel St SOUTH YARRA 3141 (REI/VG)





Agent Comments

Price: \$385,000 Method: Private Sale Date: 20/02/2025

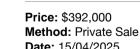
Property Type: Apartment

210/1 Clara St SOUTH YARRA 3141 (REI)





Agent Comments



Date: 15/04/2025 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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