

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

2304/18 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$677,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2025 to 30/06/2025 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	505/26 Queens Rd MELBOURNE 3004	\$1,480,000	24/06/2025
2	2106/18 Claremont St SOUTH YARRA 3141	\$1,500,000	29/05/2025
3			

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: 01/08/2025 19:02





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secure basement car spaces plus storage cage

Property Type: Apartment
Land Size: 121 sqm sqm approx
Agent Comments




Indicative Selling Price
\$1,450,000 - \$1,500,000
Median Unit Price
June quarter 2025: \$677,000

Comparable Properties



505/26 Queens Rd MELBOURNE 3004 (REI)

Agent Comments






332

Price: \$1,480,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment



2106/18 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



322

Price: \$1,500,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment



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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.

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



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