Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address	2304/18 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

Median sale price

Median price	\$677,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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.

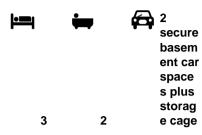
This Statement of Information was prepared on:	01/08/2025 19:02



Date of sale







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

Property Type: Apartment

Land Size: 121 sqm sqm approx

Agent Comments

Comparable Properties



505/26 Queens Rd MELBOURNE 3004 (REI)

3

Agent Comments

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

Property Type: Apartment

2106/18 Claremont St SOUTH YARRA 3141 (REI)

3





Agent Comments

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

Property Type: Apartment

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





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 - Be	elle Property South Yarra	P: 03 9868 5444 F: 03 9868 5455			
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