

## 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

1303/2 CLAREMONT STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

1604/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$595,000	14-Feb-25
107/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$580,000	12-Feb-25
215/8 DALY STREET SOUTH YARRA VIC 3141	\$600,000	15-Mar-25

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 6 months.

This Statement of Information was prepared on: 10 June 2025

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**1604/14 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

 2  2  1

Sold Price **\$595,000** Sold Date **14-Feb-25**

Distance **0.07km**

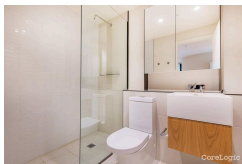


**107/229 TOORAK ROAD SOUTH  
YARRA VIC 3141**

 2  2  1

Sold Price **\$580,000** Sold Date **12-Feb-25**

Distance **0.08km**



**215/8 DALY STREET SOUTH  
YARRA VIC 3141**

 2  2  1

Sold Price **\$600,000** Sold Date **15-Mar-25**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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