

# 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

1905/50-54 Claremont Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### 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	702/649 Chapel St SOUTH YARRA 3141	\$720,000	24/06/2025
2	1301/18 Claremont St SOUTH YARRA 3141	\$730,500	18/06/2025
3	5/29 Park St SOUTH YARRA 3141	\$768,000	14/06/2025

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:

29/07/2025 13:22



 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

June quarter 2025: \$677,000

## Comparable Properties



**702/649 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 24/06/2025

**Property Type:** Apartment



**1301/18 Claremont St SOUTH YARRA 3141 (REI)**

Agent Comments

 2  2  1

**Price:** \$730,500

**Method:** Sold Before Auction

**Date:** 18/06/2025

**Property Type:** Apartment

**Land Size:** 82 sqm approx



**5/29 Park St SOUTH YARRA 3141 (REI)**

Agent Comments

 2  2  1

**Price:** \$768,000

**Method:** Auction Sale

**Date:** 14/06/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9864 5000