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

1806/2 Claremont Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this	price see	consumer.vic.ao	v.au/underquoting
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Single price \$450,000

Median sale price

Median price	\$610,000	Pro	perty Type Unit	t		Suburb	South Yarra
Period - From	01/07/2024	to	30/06/2025	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1513/8 Daly St SOUTH YARRA 3141	\$428,000	09/06/2025
2	309/8 Daly St SOUTH YARRA 3141	\$435,000	13/05/2025
3	1112/8 Daly St SOUTH YARRA 3141	\$438,000	11/04/2025

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:

10/07/2025 15:38







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$450,000 Median Unit Price Year ending June 2025: \$610,000

Comparable Properties

1513/8 Daly St SOUTH YARRA 3141 (VG) 2 Price: \$428,000 Method: Sale Date: 09/06/2025 Property Type: Strata Unit/Flat	Agent Comments
309/8 Daly St SOUTH YARRA 3141 (REI/VG) 1 1 2 1 1 Price: \$435,000 Method: Private Sale Date: 13/05/2025 Property Type: Apartment	Agent Comments
1112/8 Daly St SOUTH YARRA 3141 (REI/VG) 2 1 2 - Price: \$438,000 Method: Private Sale Date: 11/04/2025 Property Type: Apartment	Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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