

# 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

1302/2 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)

Single price

\$600,000

### Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

South Yarra

Period - From

23/05/2024

to

22/05/2025

Source

Property Data

### 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	1001/48 Claremont St SOUTH YARRA 3141	\$580,000	17/03/2025
2	2508/3 Yarra St SOUTH YARRA 3141	\$585,000	06/02/2025
3	1905/229 Toorak Rd SOUTH YARRA 3141	\$595,000	25/01/2025

**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:

23/05/2025 11:34



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$600,000

**Median Unit Price**

23/05/2024 - 22/05/2025: \$572,500

## Comparable Properties



**1001/48 Claremont St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$580,000

**Method:** Private Sale

**Date:** 17/03/2025

**Property Type:** Apartment



**2508/3 Yarra St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$585,000

**Method:** Private Sale

**Date:** 06/02/2025

**Property Type:** Apartment



**1905/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$595,000

**Method:** Private Sale

**Date:** 25/01/2025

**Property Type:** Apartment

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