#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	1302/2 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

Range between	\$550,000	&	\$600,000
Trainge between	Ψ000,000	ū	Ψοσο,σσο

#### Median sale price

Median price	\$610,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	01/07/2024	to	30/06/2025	So	ource	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

	areas or comparable property	1 1100	Date of Sale
1	707/2 Claremont St SOUTH YARRA 3141	\$562,250	07/07/2025
2	1001/48 Claremont St SOUTH YARRA 3141	\$580,000	17/03/2025
3	1206/35 Malcolm St SOUTH YARRA 3141	\$590,000	11/07/2025

#### 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.

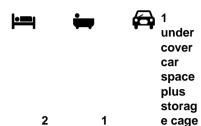
This Statement of Information was prepared on:	28/07/2025 21:57



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** Year ending June 2025: \$610,000

## Comparable Properties



707/2 Claremont St SOUTH YARRA 3141 (REI)

**Agent Comments** 

Price: \$562,250 Method: Private Sale Date: 07/07/2025

Property Type: Apartment



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

2





Agent Comments

Price: \$580,000 Method: Private Sale Date: 17/03/2025

Property Type: Apartment



1206/35 Malcolm St SOUTH YARRA 3141 (REI)



Price: \$590,000

Method: Sold Before Auction

Date: 11/07/2025

Property Type: Apartment

**Agent Comments** 

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.