

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 604/10 Claremont Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$310,000

Median sale price

Median price \$574,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2023

to 30/09/2024

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	306/15 Clifton St PRAHRAN 3181	\$302,000	13/12/2024
2	605/33 Claremont St SOUTH YARRA 3141	\$297,000	29/11/2024
3	1216/8 Daly St SOUTH YARRA 3141	\$297,500	21/09/2024

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:

10/01/2025 09:02



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$310,000

Median Unit Price

Year ending September 2024: \$574,000

Comparable Properties



306/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$302,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment

605/33 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$297,000

Method: Sale

Date: 29/11/2024

Property Type: Strata Unit/Flat



1216/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$297,500

Method: Private Sale

Date: 21/09/2024

Property Type: Apartment

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