

# 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

1604/12-14 Claremont Street, South Yarra Vic 3141
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### Indicative selling price

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

Range between 

\$550,000
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 & 

\$600,000
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### Median sale price

Median price 

\$575,000
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 Property Type 

Unit
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 Suburb 

South Yarra
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Period - From 

01/01/2024
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 to 

31/12/2024
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 Source 

REIV
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### 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	504A & 504B/29 Claremont St SOUTH YARRA 3141	\$555,000	13/12/2024
2	620/7 Claremont St SOUTH YARRA 3141	\$577,500	25/11/2024
3	1606/14 Claremont St SOUTH YARRA 3141	\$595,000	05/09/2024

**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: 

29/01/2025 19:05
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2   
 2   
 1

**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$600,000  
**Median Unit Price**  
 Year ending December 2024: \$575,000

## Comparable Properties



504A & 504B/29 Claremont St SOUTH YARRA 3141 (REI) [Agent Comments](#)

2   
 2   
 1

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 13/12/2024  
**Property Type:** Apartment



620/7 Claremont St SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

2   
 2   
 1

**Price:** \$577,500  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** Apartment

1606/14 Claremont St SOUTH YARRA 3141 (VG) [Agent Comments](#)

2   
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**Price:** \$595,000  
**Method:** Sale  
**Date:** 05/09/2024  
**Property Type:** Strata Unit/Flat

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504