

# 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

1504/42-48 Claremont Street, South Yarra Vic 3141

### Indicative selling price

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

Range between \$725,000 & \$790,000

### Median sale price

Median price \$555,000 Property Type Unit Suburb South Yarra

Period - From 14/12/2023 to 13/12/2024 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	304/582 St Kilda Rd MELBOURNE 3004	\$780,000	19/11/2024
2	602/1 Clara St SOUTH YARRA 3141	\$795,000	18/11/2024
3	803/35 Wilson St SOUTH YARRA 3141	\$741,800	17/11/2024

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: 14/12/2024 09:10



2   
 2   
 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$725,000 - \$790,000

**Median Unit Price**

14/12/2023 - 13/12/2024: \$555,000

## Comparable Properties



**304/582 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** Apartment



**602/1 Clara St SOUTH YARRA 3141 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 18/11/2024

**Property Type:** Apartment



**803/35 Wilson St SOUTH YARRA 3141 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$741,800

**Method:** Private Sale

**Date:** 17/11/2024

**Property Type:** Apartment

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