Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	101/10 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

Single price	\$469,000

Median sale price

Median price	\$556,000	Pro	perty Type Un	it		Suburb	South Yarra
Period - From	17/01/2024	to	16/01/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	101/25 Gertrude St WINDSOR 3181	\$430,000	20/12/2024
2	502/18 Tanner St RICHMOND 3121	\$485,000	19/12/2024
3	1516/12-14 Claremont St SOUTH YARRA 3141	\$416,000	07/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/01/2025 09:35









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$469,000 **Median Unit Price** 17/01/2024 - 16/01/2025: \$556,000

Comparable Properties



101/25 Gertrude St WINDSOR 3181 (REI)

Price: \$430,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment

Agent Comments



502/18 Tanner St RICHMOND 3121 (REI)





Agent Comments

Price: \$485,000 Method: Private Sale Date: 19/12/2024

Property Type: Apartment



1516/12-14 Claremont St SOUTH YARRA 3141 (REI)

Method: Private Sale

Price: \$416,000

Date: 07/10/2024 Property Type: Apartment **Agent Comments**

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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