

## 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

506/33 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) (\*Delete single price or range as applicable)

Single Price

\$330,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

103/77 RIVER STREET SOUTH YARRA VIC 3141	\$335,000	10-Feb-25
10/26 DARLING STREET SOUTH YARRA VIC 3141	\$330,000	17-Sep-24
711/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$315,000	21-Sep-24

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 6 months.

This Statement of Information was prepared on: 28 February 2025



**103/77 RIVER STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price

<sup>RS</sup>

**\$335,000**

Sold Date

**10-Feb-25**

Distance

**0.33km**



**10/26 DARLING STREET SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price

**\$330,000**

Sold Date

**17-Sep-24**

Distance

**0.15km**



**711/2 CLAREMONT STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price

**\$315,000**

Sold Date

**21-Sep-24**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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