

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

1/29 CLAREMONT STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 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

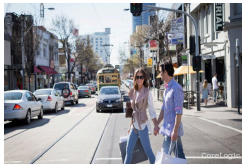
Date of sale

709/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$410,000	18-Sep-24
608/12 YARRA STREET SOUTH YARRA VIC 3141	\$420,000	29-Sep-24
2110/3 YARRA STREET SOUTH YARRA VIC 3141	\$385,000	30-Jan-25

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: 14 April 2025



**709/14 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 1

Sold Price **\$410,000** Sold Date **18-Sep-24**

Distance **0.12km**



**608/12 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$420,000** Sold Date **29-Sep-24**

Distance **0km**



**2110/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$385,000** Sold Date **30-Jan-25**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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