

# 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

1311/50 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 \$320,000 & \$350,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

17/07/2024

to

16/07/2025

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 | 301/470 St Kilda Rd MELBOURNE 3004  | \$340,000 | 28/06/2025   |
| 2 | 206/227 Toorak Rd SOUTH YARRA 3141  | \$350,000 | 03/06/2025   |
| 3 | 608/7 Claremont St SOUTH YARRA 3141 | \$335,000 | 14/05/2025   |

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:

17/07/2025 15:32



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$320,000 - \$350,000  
Median Unit Price  
17/07/2024 - 16/07/2025: \$580,000

Comparable Properties



301/470 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 -

Price: \$340,000  
Method: Private Sale  
Date: 28/06/2025  
Property Type: Apartment



206/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$350,000  
Method: Private Sale  
Date: 03/06/2025  
Property Type: Apartment



608/7 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$335,000  
Method: Private Sale  
Date: 14/05/2025  
Property Type: Apartment