

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

404/48 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

602/12 YARRA STREET SOUTH YARRA VIC 3141	\$746,000	27-Oct-24
1301/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$730,500	18-Jun-25
1413/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$870,000	20-Mar-25

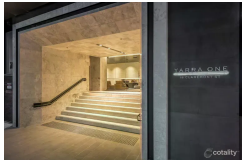
OR

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: 27 October 2025

**602/12 YARRA STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$746,000** Sold Date **27-Oct-24**Distance **0.09km****1301/18 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$730,500** Sold Date **18-Jun-25**Distance **0.1km****1413/18 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$870,000** Sold Date **20-Mar-25**Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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