

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

601/7 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 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

107/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$580,000	12-Feb-25
1504/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$592,000	12-Jun-25
1116/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$670,000	24-Apr-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: 02 July 2025



107/229 TOORAK ROAD SOUTH YARRA VIC 3141

2 2 1

Sold Price **\$580,000** Sold Date **12-Feb-25**

Distance **0.14km**



1504/14 CLAREMONT STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price ^{RS} **\$592,000** ^{UN} Sold Date **12-Jun-25**

Distance **0.06km**



1116/7 CLAREMONT STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price **\$670,000** Sold Date **24-Apr-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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