#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	907/14 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$379,000

#### Median sale price

Median price \$600,0	00 Pr	operty Type	Unit		Suburb	South Yarra
Period - From 01/10/2	2024 to	30/09/2025		Source	REIV	

#### 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

Address of comparable property		1 1100	Date of Sale
1	601/229 Toorak Rd SOUTH YARRA 3141	\$375,000	29/09/2025
2	510/594 St Kilda Rd MELBOURNE 3004	\$375,000	07/08/2025
3	2/2 Maddock St WINDSOR 3181	\$377,000	19/07/2025

#### 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:	20/11/2025 11:38



Date of sale







**Property Type: Agent Comments** 

**Indicative Selling Price** \$379,000 **Median Unit Price** Year ending September 2025: \$600,000

## Comparable Properties



601/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Price: \$375,000 Method: Private Sale Date: 29/09/2025

Property Type: Apartment

**Agent Comments** 



510/594 St Kilda Rd MELBOURNE 3004 (REI/VG)





Price: \$375,000 Method: Private Sale

Date: 07/08/2025 Property Type: Apartment **Agent Comments** 



2/2 Maddock St WINDSOR 3181 (REI/VG)

Price: \$377,000 Method: Private Sale Date: 19/07/2025

Property Type: Apartment

**Agent Comments** 

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