

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

907/14 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South Yarra

Period - From

16/09/2024

to

15/09/2025

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	3/53 Caroline St SOUTH YARRA 3141	\$400,000	30/07/2025
2	1708/229 Toorak Rd SOUTH YARRA 3141	\$391,250	27/06/2025
3	1/29 Claremont St SOUTH YARRA 3141	\$390,000	11/06/2025

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:

16/09/2025 13:17



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
16/09/2024 - 15/09/2025: \$585,000

Comparable Properties



3/53 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 30/07/2025
Property Type: Apartment



1708/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$391,250
Method: Private Sale
Date: 27/06/2025
Property Type: Apartment



1/29 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 11/06/2025
Property Type: Apartment