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	406/2 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

Range between \$500,000 & \$550,0

Median sale price

Median price	\$585,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	30/07/2024	to	29/07/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	1510/8 Daly St SOUTH YARRA 3141	\$538,000	29/07/2025
2	1001/48 Claremont St SOUTH YARRA 3141	\$580,000	17/03/2025
3	514/7 Claremont St SOUTH YARRA 3141	\$520,000	05/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2025 16:18
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Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** 30/07/2024 - 29/07/2025: \$585,000

Comparable Properties



1510/8 Daly St SOUTH YARRA 3141 (REI)

2

Price: \$538,000 Method: Private Sale Date: 29/07/2025

Property Type: Apartment

Agent Comments



1001/48 Claremont St SOUTH YARRA 3141 (REI/VG)

2

Price: \$580,000 Method: Private Sale Date: 17/03/2025



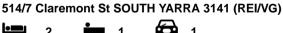
Property Type: Apartment





Agent Comments





Price: \$520,000 Method: Private Sale Date: 05/02/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



