

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

2304/18 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,475,000

&

\$1,525,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb South Yarra

Period - From 12/05/2024

to

11/05/2025

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	P4/431 St Kilda Rd MELBOURNE 3004	\$1,455,000	15/11/2024
2	501/601 St Kilda Rd MELBOURNE 3004	\$1,500,000	23/12/2024
3	1502/582 St Kilda Rd MELBOURNE 3004	\$1,510,000	17/01/2025

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:

12/05/2025 13:59



3 2 2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,525,000
Median Unit Price
12/05/2024 - 11/05/2025: \$570,000

Comparable Properties



P4/431 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,455,000
Method: Private Sale
Date: 15/11/2024
Property Type: Apartment



501/601 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment



1502/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 1

Price: \$1,510,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



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