

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

713/18 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2024

to

30 Apr 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

1413/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$870,000	20-Mar-25
102/334 TOORAK ROAD SOUTH YARRA VIC 3141	\$828,000	05-Mar-25
1503/681 CHAPEL STREET SOUTH YARRA VIC 3141	\$735,000	01-May-24

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: 14 May 2025

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**1413/18 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 2  2  1

Sold Price **\$870,000** Sold Date **20-Mar-25**

Distance **0km**



**102/334 TOORAK ROAD SOUTH
YARRA VIC 3141**

 2  2  1

Sold Price **\$828,000** Sold Date **05-Mar-25**

Distance **0.49km**



**1503/681 CHAPEL STREET SOUTH
YARRA VIC 3141**

 2  2  -

Sold Price **\$735,000** Sold Date **01-May-24**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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