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	1606/7 Claremont Street, South Yarra VIC 3141

Indicative selling price

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

Single price	$425,000

Median sale price

Median price	$550,000	Property Type	Unit	Suburb	South Yarra
Period - From	04/10/2024	to	03/04/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
805/12 Yarra Street South Yarra VIC 3141	$416,000	22/02/2025
314/38 Cunningham Street South Yarra VIC 3141	$404,000	08/10/2024
1516/14 Claremont Street South Yarra VIC 3141	$416,000	07/10/2024

This Statement of Information was prepared on: 04/04/2025