

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

1405/2 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

707/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$562,250	01-Jul-25
1503/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$585,000	27-Aug-25

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: 15 April 2026

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**707/2 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price

\$562,250

Sold Date

01-Jul-25

Distance

0km



**1503/2 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price

\$585,000

Sold Date

27-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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