

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2025

to

31 Aug 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

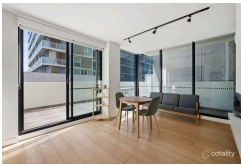
|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 401/2 CLAREMONT STREET SOUTH YARRA VIC 3141  | -         | 17-Jul-26 |
| 1902/2 CLAREMONT STREET SOUTH YARRA VIC 3141 | \$635,000 | 24-Apr-26 |
|                                              |           |           |

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: 17 September 2026

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401/2 CLAREMONT STREET SOUTH Sold Price  
YARRA VIC 3141

2 2 1

RS UN  
Sold Date 17-Jul-26  
Distance 0km



1902/2 CLAREMONT STREET  
SOUTH YARRA VIC 3141

2 2 1

Sold Price \$635,000 Sold Date 24-Apr-26  
Distance 0km

RS = Recent sale UN = Undisclosed Sale

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