

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

1212/50 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$575,000 & \$615,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2025

to 30/06/2026

Source REIV

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	1710/50 Claremont St SOUTH YARRA 3141	\$610,000	16/06/2026
2	708/32 Bray St SOUTH YARRA 3141	\$585,000	15/04/2026
3	2704/35 Malcolm St SOUTH YARRA 3141	\$580,000	02/03/2026

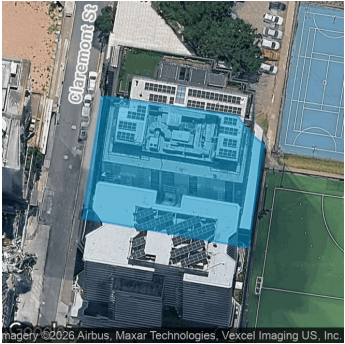
OR

~~**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:

31/07/2026 12:18

1212/50 Claremont Street, South Yarra Vic 3141



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$575,000 - \$615,000
Median Unit Price
Year ending June 2026: \$590,000

Comparable Properties



1710/50 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 16/06/2026
Property Type: Apartment



708/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment



2704/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 02/03/2026
Property Type: Apartment

Account - McGrath South Yarra



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