

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

812/14 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

\$382,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2025

to

31 Jan 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

602/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$385,000	09-Jan-26
411/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$392,500	23-Dec-25
1901/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$387,000	15-Dec-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: 12 February 2026



**602/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 1

Sold Price

^{RS}

\$385,000

Sold Date

09-Jan-26

Distance

0.03km



**411/31 MALCOLM STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

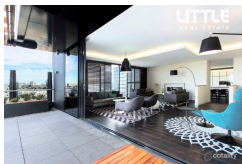
\$392,500

Sold Date

23-Dec-25

Distance

0.25km



**1901/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$387,000

Sold Date

15-Dec-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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