

## 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

603/10 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

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2025

to

31 May 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

1204/45 CLAREMONT STREET SOUTH YARRA VIC 3141	\$455,000	01-Apr-26
524/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$480,000	11-May-26
602/32 BRAY STREET SOUTH YARRA VIC 3141	\$475,000	13-May-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: 25 June 2026



**1204/45 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

 2  1  1

Sold Price

**\$455,000**

Sold Date

**01-Apr-26**

Distance

**0.2km**



**524/35 MALCOLM STREET SOUTH  
YARRA VIC 3141**

 2  1  1

Sold Price

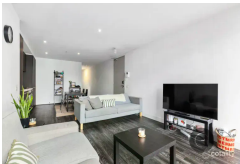
<sup>RS</sup> **\$480,000**

Sold Date

**11-May-26**

Distance

**0.27km**



**602/32 BRAY STREET SOUTH  
YARRA VIC 3141**

 2  1  1

Sold Price

**\$475,000**

Sold Date

**13-May-26**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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