

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

701/45 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$590,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2025 to 30/09/2025 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	906/470 St Kilda Rd MELBOURNE 3004	\$460,000	08/08/2025
2	1513/8 Daly St SOUTH YARRA 3141	\$428,000	09/06/2025
3	309/8 Daly St SOUTH YARRA 3141	\$435,000	13/05/2025

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:

30/10/2025 11:18



Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
September quarter 2025: \$590,000

Comparable Properties

906/470 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 08/08/2025
Property Type: Subdivided Flat - Single OYO Flat



1513/8 Daly St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$428,000
Method: Sale
Date: 09/06/2025
Property Type: Strata Unit/Flat



309/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455