

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

401/18 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

\$555,000

Property Type

Unit

Suburb

South Yarra

Period - From

28/08/2025

to

27/08/2026

Source

Property Data

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	1508/18 Claremont St SOUTH YARRA 3141	\$480,000	17/06/2026
2	407/8 Bowen Cr MELBOURNE 3004	\$420,000	07/04/2026
3	502/603 St Kilda Rd MELBOURNE 3004	\$436,500	22/03/2026

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:

28/08/2026 12:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

28/08/2025 - 27/08/2026: \$555,000

Comparable Properties



1508/18 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment



407/8 Bowen Cr MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment



502/603 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$436,500

Method: Private Sale

Date: 22/03/2026

Property Type: Apartment

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