

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

912/7 YARRA 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

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2024

to

30 Nov 2025

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

305/33 CLAREMONT STREET SOUTH YARRA VIC 3141	\$280,000	28-Jul-25
1407/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$297,500	04-Jul-25
7/9-11 BARNSBURY ROAD SOUTH YARRA VIC 3141	\$290,000	17-Sep-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.~~

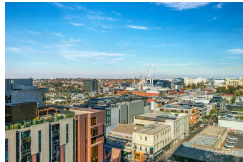
This Statement of Information was prepared on: 17 December 2025


**305/33 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1
  1
  1

Sold Price **\$280,000** Sold Date **28-Jul-25**

Distance **0.12km**


**1407/2 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1
  1
  1

Sold Price **\$297,500** Sold Date **04-Jul-25**

Distance **0.12km**


**7/9-11 BARNSBURY ROAD SOUTH
YARRA VIC 3141**

 1
  1
  1

Sold Price **\$290,000** Sold Date **17-Sep-25**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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