

# 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

612/1 Clara 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)

Range between \$400,000

&

\$420,000

### Median sale price

Median price \$618,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2025

to 31/12/2025

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 | 409/1 Clara St SOUTH YARRA 3141 | \$450,000 | 21/01/2026   |
| 2 | 307/1 Clara St SOUTH YARRA 3141 | \$365,000 | 09/12/2025   |
| 3 | 307/3 Clara St SOUTH YARRA 3141 | \$400,000 | 08/10/2025   |

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:

27/01/2026 20:00

612/1 Clara Street, South Yarra Vic 3141

**MRE**

Jake Hu  
0488 028 978  
jake@melbournerealestate.com.au



1 Bed 1 Bath 1 Car

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$420,000  
**Median Unit Price**  
December quarter 2025: \$618,750

## Comparable Properties



**409/1 Clara St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 21/01/2026  
**Property Type:** Apartment



**307/1 Clara St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1 Bed 1 Bath - Car

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Apartment  
**Land Size:** 51 sqm approx



**307/3 Clara St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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