

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

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



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)



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Agent Comments

Price: \$450,000

Method: Private Sale

Date: 21/01/2026

Property Type: Apartment



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



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Agent Comments

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)



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Agent Comments

Price: \$400,000

Method: Private Sale

Date: 08/10/2025

Property Type: Apartment

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