

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 508/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$559,000 Property Type Unit Suburb South Yarra

Period - From 03/02/2024 to 02/02/2025 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	1104/1 Clara St SOUTH YARRA 3141	\$450,000	10/01/2025
2	803/1 Clara St SOUTH YARRA 3141	\$440,000	28/11/2024
3	408/1 Clara St SOUTH YARRA 3141	\$462,000	25/10/2024

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: 03/02/2025 15:38



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

03/02/2024 - 02/02/2025: \$559,000

Comparable Properties



1104/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment



803/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 28/11/2024

Rooms: 2

Property Type: Apartment



408/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$462,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment

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



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