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	5c Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,450,000 & $1,500,000

Median sale price

Median price $2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2026 to 31/03/2026 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	19a Kaikoura Av HAWTHORN EAST 3123	$1,460,000	23/05/2026
2	5/17 Como Av SOUTH YARRA 3141	$1,484,000	18/04/2026
3	5a Cromwell Rd SOUTH YARRA 3141	$1,450,000	01/04/2026

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: 04/06/2026 09:36

5c Clara Street, South Yarra Vic 3141

Shaelyn Hughes
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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,450,000 - $1,500,000
Median House Price
March quarter 2026: $2,275,000

Comparable Properties



19a Kaikoura Av HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,460,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)

Agent Comments



5/17 Como Av SOUTH YARRA 3141 (REI)

3 1 1

Price: $1,484,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Agent Comments



5a Cromwell Rd SOUTH YARRA 3141 (REI)

3 2 1

Price: $1,450,000
Method: Private Sale
Date: 01/04/2026
Property Type: Townhouse (Res)

Agent Comments

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