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	3a Cliff 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 & $1,550,000

Median sale price

Median price $2,475,000 Property Type House Suburb South Yarra

Period - From 01/04/2026 to 30/06/2026 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	1a Albion St SOUTH YARRA 3141	$1,580,000	10/08/2026
2	5a Cromwell Rd SOUTH YARRA 3141	$1,450,000	01/04/2026
3	16/2 Shipley St SOUTH YARRA 3141	$1,560,000	21/03/2026

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: 01/09/2026 11:11

3a Cliff Street, South Yarra Vic 3141



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
June quarter 2026: $2,475,000

Comparable Properties



1a Albion St SOUTH YARRA 3141 (REI)

3 2 1

Price: $1,580,000
Method: Private Sale
Date: 10/08/2026
Property Type: House (Res)

Agent Comments



5a Cromwell Rd SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $1,450,000
Method: Private Sale
Date: 01/04/2026
Property Type: Townhouse (Res)
Land Size: 113 sqm approx

Agent Comments



16/2 Shipley St SOUTH YARRA 3141 (REI)

2 2 2

Price: $1,560,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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