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	602/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $552,000 Property Type Unit Suburb South Yarra

Period - From 24/10/2023 to 23/10/2024 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	203/8 James St WINDSOR 3181	$806,000	14/10/2024
2	919/555 St Kilda Rd MELBOURNE 3004	$750,000	03/10/2024
3	1605/665 Chapel St SOUTH YARRA 3141	$820,000	30/09/2024

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: 24/10/2024 09:19

602/1 Clara Street, South Yarra Vic 3141



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
24/10/2023 - 23/10/2024: $552,000

Comparable Properties



203/8 James St WINDSOR 3181 (REI)

2 2 1

Price: $806,000
Method: Private Sale
Date: 14/10/2024
Property Type: Apartment

Agent Comments



919/555 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $750,000
Method: Private Sale
Date: 03/10/2024
Property Type: Apartment

Agent Comments



1605/665 Chapel St SOUTH YARRA 3141 (REI)

2 2 1

Price: $820,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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