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	5d Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,265,000 Property Type House Suburb South Yarra

Period - From 01/07/2025 to 30/09/2025 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	5k Clara St SOUTH YARRA 3141	$1,457,500	01/10/2025
2	2/11 Miller St PRAHRAN 3181	$1,400,000	10/09/2025
3	4/17 Como Av SOUTH YARRA 3141	$1,482,500	04/08/2025

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: 07/10/2025 15:39

5d Clara Street, South Yarra Vic 3141

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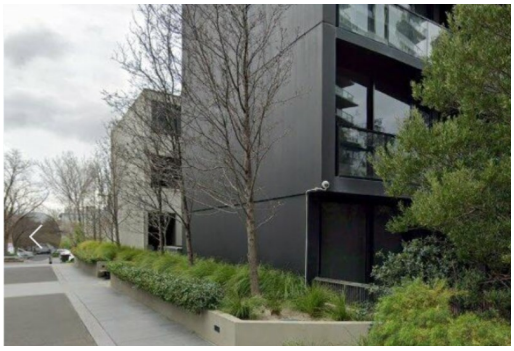

3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $2,265,000

Comparable Properties



5k Clara St SOUTH YARRA 3141 (REI)

3 2 2

Price: $1,457,500
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/11 Miller St PRAHRAN 3181 (REI)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 10/09/2025
Property Type: Townhouse (Single)

Agent Comments



4/17 Como Av SOUTH YARRA 3141 (REI/VG)

3 1 1

Price: $1,482,500
Method: Sold Before Auction
Date: 04/08/2025
Property Type: Townhouse (Res)

Agent Comments

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