

## 4/1 Clara Street, South Yarra, VIC 3141



**1 Bed 1 Bath - Car**  
**Rooms:** 3  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$375,000 - \$400,000  
**Median House Price**  
 13/08/2023 - 12/08/2024: \$550,000

## Comparable Properties



**704/229 Toorak Road, South Yarra 3141 (REI)**  
**1 Bed 1 Bath - Car**  
**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 09/08/2024  
**Property Type:** Apartment  
**Agent Comments:** Smaller property Inferior location & property.



**507/77 River Street, South Yarra 3141 (VG)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$390,000  
**Method:** Sale  
**Date:** 19/04/2024  
**Property Type:** Strata Unit/Flat  
**Agent Comments:** Inferior location, Comparable size, Comparable property



**G07/1 Clara Street, South Yarra 3141 (REI)**  
**1 Bed 1 Bath - Car**  
**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 02/04/2024  
**Property Type:** Apartment  
**Agent Comments:** Same complex and sized property, Comparable property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

4/1 Clara Street, South Yarra, VIC 3141
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$375,000
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 & 

\$400,000
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#### Median sale price

Median price 

\$550,000
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 Unit 

x
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 Suburb 

South Yarra
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Period - From 

13/08/2023
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 to 

12/08/2024
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 Source 

REIV
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#### Comparable property sales

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
704/229 Toorak Road, South Yarra 3141	\$380,000	09/08/2024
507/77 River Street, South Yarra 3141	\$390,000	19/04/2024
G07/1 Clara Street, South Yarra 3141	\$390,000	02/04/2024

This Statement of Information was prepared on:

13/08/2024 16:31
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