

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

3/43-49 Clowes Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,181,625

Property Type

Townhouse

Suburb

South Yarra

Period - From

11/03/2024

to

10/03/2025

Source

Property Data

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	9/28 Tivoli PI SOUTH YARRA 3141	\$1,072,000	02/11/2024
2			
3			

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:

11/03/2025 21:50



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Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
11/03/2024 - 10/03/2025: \$1,181,625

Comparable Properties



9/28 Tivoli PI SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$1,072,000
Method: Auction Sale
Date: 02/11/2024
Property Type: Townhouse (Res)

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.