

# 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

1208/1 Clara Street, South Yarra Vic 3141

### Indicative selling price

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

Range between \$320,000 & \$350,000

### Median sale price

Median price \$559,000 Property Type Unit Suburb South Yarra

Period - From 20/02/2024 to 19/02/2025 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 | 9/107 Williams Rd PRAHRAN 3181    | \$330,000 | 05/02/2025   |
| 2 | 304/25 Wilson St SOUTH YARRA 3141 | \$330,000 | 18/01/2025   |
| 3 | 512/1 Clara St SOUTH YARRA 3141   | \$330,000 | 23/10/2024   |

**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:

20/02/2025 09:54



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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$320,000 - \$350,000  
**Median Unit Price**  
20/02/2024 - 19/02/2025: \$559,000

## Comparable Properties



9/107 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 05/02/2025  
**Property Type:** Apartment



304/25 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 18/01/2025  
**Property Type:** Apartment



512/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** Apartment

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