Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	210/1 Clara Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$375,000	&	\$400,000
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Median sale price

Median price	\$565,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	08/04/2024	to	07/04/2025		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

Add	dress of comparable property	Price	Date of sale
1	16a Stables La SOUTH YARRA 3141	\$375,000	07/03/2025
2	508/1 Clara St SOUTH YARRA 3141	\$440,000	23/02/2025
3	408/1 Clara St SOUTH YARRA 3141	\$462,000	25/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/04/2025 10:27









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$375,000 - \$400,000 **Median Unit Price** 08/04/2024 - 07/04/2025: \$565,000

Comparable Properties



16a Stables La SOUTH YARRA 3141 (REI)

Agent Comments

Price: \$375,000 Method: Private Sale Date: 07/03/2025

Property Type: Apartment



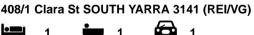
508/1 Clara St SOUTH YARRA 3141 (REI)

Price: \$440,000 Method: Private Sale Date: 23/02/2025



Agent Comments







Price: \$462,000 Method: Private Sale Date: 25/10/2024

Property Type: Apartment

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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