

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

307/1-3 CLARA STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

712/1-3 CLARA STREET SOUTH YARRA VIC 3141	\$350,000	05-Aug-25
214/35 WILSON STREET SOUTH YARRA VIC 3141	\$375,000	17-Sep-25
107/35 WILSON STREET SOUTH YARRA VIC 3141	\$365,000	25-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 31 October 2025

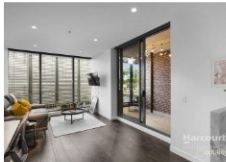


**712/1-3 CLARA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$350,000** Sold Date **05-Aug-25**

Distance **0km**

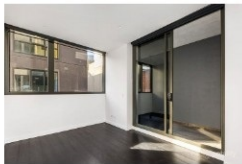


**214/35 WILSON STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$375,000** Sold Date **17-Sep-25**

Distance **0.17km**



**107/35 WILSON STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$365,000** Sold Date **25-Aug-25**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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