

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

3a Cliff Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,212,500

Property Type House

Suburb South Yarra

Period - From 16/04/2025

to

15/04/2026

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	3a Nicholson St SOUTH YARRA 3141	\$1,750,000	06/03/2026
2	25 Molesworth St PRAHRAN 3181	\$1,830,000	29/10/2025
3	119 Brighton St RICHMOND 3121	\$1,912,000	31/10/2025

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:

16/04/2026 14:24



Property Type: House - Terrace

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

16/04/2025 - 15/04/2026: \$2,212,500

Comparable Properties



3a Nicholson St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 06/03/2026

Property Type: House

Land Size: 145 sqm approx



25 Molesworth St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,830,000

Method: Auction Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 240 sqm approx



119 Brighton St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,912,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: House (Res)

Land Size: 138 sqm approx

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455