

# 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

49 Cliff Street, South Yarra Vic 3141

### Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

South Yarra

Period - From

30/04/2024

to

29/04/2025

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	Price	Date of sale
1	21 Pridham St PRAHRAN 3181	\$1,081,000	05/03/2025
2	18 Day St SOUTH YARRA 3141	\$1,100,000	28/02/2025
3	111 Bendigo St PRAHRAN 3181	\$1,130,000	07/02/2025

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:

30/04/2025 11:26



2 1 0

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 173 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
30/04/2024 - 29/04/2025: \$2,000,000

## Comparable Properties



**21 Pridham St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,081,000  
**Method:** Private Sale  
**Date:** 05/03/2025  
**Property Type:** House



**18 Day St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** House

**111 Bendigo St PRAHRAN 3181 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,130,000  
**Method:** Sale  
**Date:** 07/02/2025  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 160 sqm approx

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



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