

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

5c Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$2,275,000

Property Type House

Suburb South Yarra

Period - From 01/01/2026

to

31/03/2026

Source REIV

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	9A Dight St COLLINGWOOD 3066	\$1,375,000	25/04/2026
2	4/7 Marine Av ST KILDA 3182	\$1,385,000	24/02/2026
3	17/1 Abbott St ABBOTSFORD 3067	\$1,407,250	14/02/2026

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:

14/05/2026 17:00

5c Clara Street, South Yarra Vic 3141



Shaelyn Hughes
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Indicative Selling Price

\$1,375,000 - \$1,475,000

Median House Price

March quarter 2026: \$2,275,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



9A Dight St COLLINGWOOD 3066 (REI)

Agent Comments

3 2 1

Price: \$1,375,000

Method: Private Sale

Date: 25/04/2026

Property Type: Townhouse (Single)



4/7 Marine Av ST KILDA 3182 (REI/VG)

Agent Comments

3 2 2

Price: \$1,385,000

Method: Private Sale

Date: 24/02/2026

Property Type: Townhouse (Single)



17/1 Abbott St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$1,407,250

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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