

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

6 Cliff Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

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	28 Tyrone St SOUTH YARRA 3141	\$1,300,000	26/03/2026
2	2 Thomas St.S WINDSOR 3181	\$1,355,000	23/02/2026
3	17 York St PRAHRAN 3181	\$1,367,500	18/12/2025

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:

23/04/2026 13:57



2 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
March quarter 2026: \$2,275,000

Comparable Properties

28 Tyrone St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,300,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)



2 Thomas St.S WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$1,355,000
Method: Private Sale
Date: 23/02/2026
Property Type: House



17 York St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,367,500
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 152 sqm approx