Project report: Cliff by Aria

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Cliff by Aria is listed as under construction in Kangaroo Point, Queensland, Brisbane, Australia, by ARIA Property Group. The handover date on record is early 2029. No permit number is published. Transparency score: 29 of 100. Not yet reviewed by Kolaboro (added 25 Nov 2026). Last checked 25 Nov 2026.

Key facts

Developer: ARIA Property Group
source: https://www.apartments.com.au/new-apartments/cliff-by-aria-58-62-leopard-street-kangaroo-point-kangaroo-point-qld-4169

Location: Kangaroo Point, Queensland, Brisbane, Australia
source: https://www.apartments.com.au/new-apartments/cliff-by-aria-58-62-leopard-street-kangaroo-point-kangaroo-point-qld-4169

Stage: under construction
source: https://www.apartments.com.au/new-apartments/cliff-by-aria-58-62-leopard-street-kangaroo-point-kangaroo-point-qld-4169

Handover on record: early 2029
source: https://www.apartments.com.au/new-apartments/cliff-by-aria-58-62-leopard-street-kangaroo-point-kangaroo-point-qld-4169

Permit or licence number: not published

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read:
https://www.apartments.com.au/new-apartments/cliff-by-aria-58-62-leopard-street-kangaroo-point-kangaroo-point-qld-4169

Transparency checklist

Transparency score: 29 of 100

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: early 2029

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/cliff-by-aria-kangaroo-point/

Sources

https://www.apartments.com.au/new-apartments/cliff-by-aria-58-62-leopard-street-kangaroo-point-kangaroo-point-qld-4169
https://foreigninvestment.gov.au/news-and-reports/news/changes-foreign-purchases-established-dwellings
https://abr.business.gov.au/Search/ResultsActive?SearchText=ARIA+Property+Group

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/cliff-by-aria-kangaroo-point/
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