

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

309/8 DALY STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

326/8 DALY STREET SOUTH YARRA VIC 3141	\$510,000	28-Jun-24
1002/8 DALY STREET SOUTH YARRA VIC 3141	\$540,000	30-Dec-24
1202/8 DALY STREET SOUTH YARRA VIC 3141	\$460,000	16-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 05 February 2025



**326/8 DALY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$510,000** Sold Date **28-Jun-24**

Distance **0km**

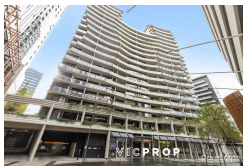


**1002/8 DALY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$540,000** Sold Date **30-Dec-24**

Distance **0km**



**1202/8 DALY STREET SOUTH
YARRA VIC 3141**

2 1 -

Sold Price ^{RS} **\$460,000** Sold Date **16-Dec-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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