

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

1112/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$574,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 30/09/2024 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	1202/8 Daly St SOUTH YARRA 3141	\$460,000	16/12/2024
2	28/321 Chapel St PRAHRAN 3181	\$430,000	13/12/2024
3	213/8 Daly St SOUTH YARRA 3141	\$425,000	18/11/2024

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:

14/01/2025 13:31



2 1

Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
Year ending September 2024: \$574,000

Comparable Properties



1202/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$460,000
Method: Private Sale
Date: 16/12/2024
Property Type: Apartment



28/321 Chapel St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$430,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment
Land Size: 79 sqm approx



213/8 Daly St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$425,000
Method: Sale
Date: 18/11/2024
Property Type: Strata Unit/Flat

Account - Little Real Estate | P: 07 3037 0255