

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

1808/8 Daly Street, South Yarra VIC 3141

Indicative selling price

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

Range between

\$600,000

&

\$649,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

South Yarra

Period - From

04/10/2024

to

03/04/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 609/15 Clifton Street Prahran VIC 3181 | \$605,000 | 27/02/2025 |
| 904/478A St Kilda Road Melbourne VIC 3004 | \$634,000 | 24/02/2025 |
| 303/681 Chapel Street South Yarra VIC 3141 | \$640,000 | 15/01/2025 |

This Statement of Information was prepared on:

04/04/2025