

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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 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

213/8 DALY STREET SOUTH YARRA VIC 3141	\$425,000	18-Nov-24
1025/8 DALY STREET SOUTH YARRA VIC 3141	\$450,000	14-Jan-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: 18 April 2025



**213/8 DALY STREET SOUTH
YARRA VIC 3141**

 2  1  -

Sold Price

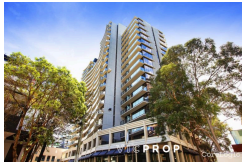
\$425,000

Sold Date

18-Nov-24

Distance

0km



**1025/8 DALY STREET SOUTH
YARRA VIC 3141**

 2  1  -

Sold Price

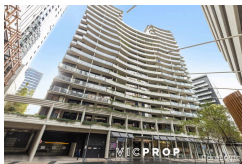
\$450,000

Sold Date

14-Jan-24

Distance

0km



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

 2  1  -

Sold Price

\$460,000

Sold Date

16-Dec-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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