

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 1221/8 Daly Street, South Yarra, VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$330,000

&

\$360,000

### Median sale price

Median price

\$365,000

Property Type

House

Suburb

South Yarra (3141)

Period - From

23/04/2023

to

23/04/2024

Source

REA

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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

719/8 DALY STREET, SOUTH YARRA VIC 3141	\$335,000	18/02/2024
1716/8 DALY STREET, SOUTH YARRA VIC 3141	\$325,000	14/02/2024
921/8 DALY STREET, SOUTH YARRA VIC 3141	\$350,000	23/02/2024

This Statement of Information was prepared on: 23/04/2024