

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

1513/8 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2024

to

30 Apr 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

801/47 CLAREMONT STREET SOUTH YARRA VIC 3141	\$450,000	13-Mar-25
1907/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$440,000	06-Dec-24
3/285 PUNT ROAD RICHMOND VIC 3121	\$423,500	05-Apr-25

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: 20 May 2025



**801/47 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 2  1  1

Sold Price

\$450,000

Sold Date

13-Mar-25

Distance

0.17km



**1907/2 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 2  1  1

Sold Price

\$440,000

Sold Date

06-Dec-24

Distance

0.13km



**3/285 PUNT ROAD RICHMOND VIC
3121**

 2  1  1

Sold Price

\$423,500

Sold Date

05-Apr-25

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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