

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

210/8 GARDEN 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

206/25 WILSON STREET SOUTH YARRA VIC 3141	\$405,000	15-Oct-25
213/35 WILSON STREET SOUTH YARRA VIC 3141	\$424,000	05-Aug-25
7/35 FITZGERALD STREET SOUTH YARRA VIC 3141	\$405,000	08-Jul-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: 15 December 2025


**206/25 WILSON STREET SOUTH
YARRA VIC 3141**
 1
  1
  1

Sold Price

\$405,000

Sold Date

15-Oct-25

Distance

0.11km

**213/35 WILSON STREET SOUTH
YARRA VIC 3141**
 1
  1
  1

Sold Price

\$424,000

Sold Date

05-Aug-25

Distance

0.14km

**7/35 FITZGERALD STREET SOUTH
YARRA VIC 3141**
 1
  1
  1

Sold Price

\$405,000

Sold Date

08-Jul-25

Distance

0.28km
RS = Recent sale

UN = Undisclosed Sale

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