

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

320/8 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2024

to

31 May 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

1210/8 DALY STREET SOUTH YARRA VIC 3141	\$525,000	21-Jan-25
514/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$520,000	06-Feb-25
2508/3 YARRA STREET SOUTH YARRA VIC 3141	\$585,000	01-Feb-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: 11 June 2025



**1210/8 DALY STREET SOUTH
YARRA VIC 3141**

Sold Price

\$525,000

Sold Date

21-Jan-25

2

1

1

Distance

0km



**514/7 CLAREMONT STREET SOUTH
YARRA VIC 3141**

Sold Price

\$520,000

Sold Date

06-Feb-25

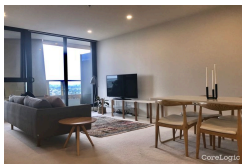
2

1

1

Distance

0.14km



**2508/3 YARRA STREET SOUTH
YARRA VIC 3141**

Sold Price

\$585,000

Sold Date

01-Feb-25

2

1

1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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