

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

420/8 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2024

to

30 Sep 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

320/8 DALY STREET SOUTH YARRA VIC 3141	\$530,000	09-Jul-25
1002/8 DALY STREET SOUTH YARRA VIC 3141	\$540,000	30-Dec-24
1510/8 DALY STREET SOUTH YARRA VIC 3141	\$538,000	13-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 October 2025

LEO LIN

M 0452478066

E leo.lin@smartlisting.com.au



320/8 DALY STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

\$530,000

Sold Date

09-Jul-25

Distance

0km



1002/8 DALY STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

\$540,000

Sold Date

30-Dec-24

Distance

0km



1510/8 DALY STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

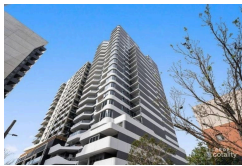
\$538,000

Sold Date

13-Jul-25

Distance

0km



1001/48 CLAREMONT STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price

\$580,000

Sold Date

17-Mar-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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