

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

8 ALEXANDRA 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

\$5,200,000

&

\$5,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 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

23 DARLING STREET SOUTH YARRA VIC 3141	\$6,850,000	22-Apr-21
1/35 CLARA STREET SOUTH YARRA VIC 3141	\$5,720,000	01-Jul-21
125-127 ALEXANDRA AVENUE SOUTH YARRA VIC 3141	\$4,815,000	22-Nov-21

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: 22 July 2025



23 DARLING STREET SOUTH
YARRA VIC 3141

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Sold Price \$6,850,000 Sold Date 22-Apr-21

Distance 0.57km



1/35 CLARA STREET SOUTH
YARRA VIC 3141

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Sold Price \$5,720,000 Sold Date 01-Jul-21

Distance 0.95km



125-127 ALEXANDRA AVENUE
SOUTH YARRA VIC 3141

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Sold Price \$4,815,000 Sold Date 22-Nov-21

Distance 1.39km

RS = Recent sale

UN = Undisclosed Sale

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