

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

808/3 YARRA 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

\$590,000

&

\$600,000

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

606/3 YARRA STREET SOUTH YARRA VIC 3141	\$640,000	09-Sep-25
1608/3 YARRA STREET SOUTH YARRA VIC 3141	\$558,000	18-Mar-24
2108/3 YARRA STREET SOUTH YARRA VIC 3141	\$580,000	15-Jan-24

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: 17 October 2025



**606/3 YARRA STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$640,000** Sold Date **09-Sep-25**

Distance **0km**



**1608/3 YARRA STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$558,000** Sold Date **18-Mar-24**

Distance **0km**



**2108/3 YARRA STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$580,000** Sold Date **15-Jan-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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