

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

917/8 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 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

1607/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$310,000	21-Feb-25
301/227 TOORAK ROAD SOUTH YARRA VIC 3141	\$305,000	19-Nov-24
101/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$350,000	11-Nov-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: 28 April 2025



1607/2 CLAREMONT STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price

\$310,000

Sold Date

21-Feb-25

Distance

0.13km



301/227 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 -

Sold Price

\$305,000

Sold Date

19-Nov-24

Distance

0.14km



101/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 -

Sold Price

\$350,000

Sold Date

11-Nov-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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