

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

326/8 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 2024

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

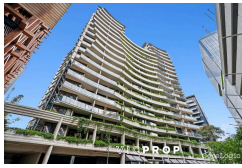
Date of sale

709/8 DALY STREET SOUTH YARRA VIC 3141	\$500,000	29-Mar-24
1210/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$520,000	01-Mar-24
208/57 TOORAK ROAD SOUTH YARRA VIC 3141	\$530,000	27-Feb-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 June 2024



**709/8 DALY STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$500,000** Sold Date **29-Mar-24**

Distance **0km**



**1210/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$520,000** Sold Date **01-Mar-24**

Distance **0.21km**



**208/57 TOORAK ROAD SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$530,000** Sold Date **27-Feb-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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