

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

405/8 Garden Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$639,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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 six 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
1	24/19-23 Izett St PRAHRAN 3181	\$630,000	05/05/2026
2	1902/2 Claremont St SOUTH YARRA 3141	\$635,000	24/04/2026
3	506/k6 High St WINDSOR 3181	\$621,500	24/04/2026

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 six months.~~

This Statement of Information was prepared on:

03/07/2026 16:01



2
 2
 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$639,000

Median Unit Price

Year ending March 2026: \$610,000

Comparable Properties



24/19-23 Izett St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$630,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment



1902/2 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments

2
 -
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Price: \$635,000

Method: Sale

Date: 24/04/2026

Property Type: Strata Unit/Flat



506/k6 High St WINDSOR 3181 (REI)

Agent Comments

2
 2
 1

Price: \$621,500

Method: Private Sale

Date: 24/04/2026

Property Type: Apartment

Account - RT Edgar Boroondara | P: 88882000