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	921/8 Daly Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$360,000

Median sale price

Median price \$603,750	Pro	pperty Type Un	it		Suburb	South Yarra
Period - From 01/10/2023	to	31/12/2023	So	urce	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

Address of comparable property		Price	Date of sale
1	308/499 St Kilda Rd MELBOURNE 3004	\$360,000	13/01/2024
2	504/229 Toorak Rd SOUTH YARRA 3141	\$346,000	12/10/2023
3	111/9 Darling St SOUTH YARRA 3141	\$345,000	06/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2024 15:00









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$360,000 **Median Unit Price** December quarter 2023: \$603,750

Comparable Properties

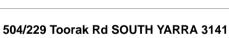


308/499 St Kilda Rd MELBOURNE 3004 (REI)

Price: \$360,000 Method: Private Sale Date: 13/01/2024

Property Type: Apartment

Agent Comments



(REI/VG)



Price: \$346,000 Method: Private Sale Date: 12/10/2023

Property Type: Apartment

Agent Comments



111/9 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments

Price: \$345,000 Method: Private Sale Date: 06/11/2023

Rooms: 3

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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