

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

1315/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$630,000 & \$650,000

Median sale price

Median price \$618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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.

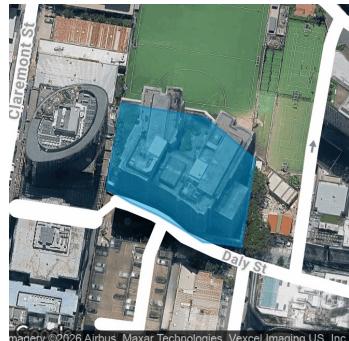
Address of comparable property		Price	Date of sale
1	604/8 Daly St SOUTH YARRA 3141	\$630,000	20/10/2025
2	1415/8 Daly St SOUTH YARRA 3141	\$626,800	24/08/2025
3	1003/8 Daly St SOUTH YARRA 3141	\$685,000	23/08/2025

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:

30/01/2026 15:54

**Property Type:**

Agent Comments

Indicative Selling Price

\$630,000 - \$650,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties

**604/8 Daly St SOUTH YARRA 3141 (REI/VG)**

Price: \$630,000
Method: Private Sale
Date: 20/10/2025
Property Type: Apartment

Agent Comments

**1415/8 Daly St SOUTH YARRA 3141 (VG)**

Price: \$626,800
Method: Sale
Date: 24/08/2025
Property Type: Strata Unit/Flat

Agent Comments

**1003/8 Daly St SOUTH YARRA 3141 (REI/VG)**

Price: \$685,000
Method: Private Sale
Date: 23/08/2025
Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951