

# 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](http://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) Agent Comments



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



1415/8 Daly St SOUTH YARRA 3141 (VG) Agent Comments



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



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



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

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



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