

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

1806/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$390,000

&

\$410,000

Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2025

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	109/227 Toorak Rd SOUTH YARRA 3141	\$395,000	13/01/2026
2	6/17 Izett St PRAHRAN 3181	\$400,000	16/12/2025
3	204C/5 Claremont St SOUTH YARRA 3141	\$392,000	27/11/2025

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:

23/02/2026 13:35



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median Unit Price
Year ending December 2025: \$601,000

Comparable Properties



109/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 13/01/2026
Property Type: Apartment



6/17 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment

204C/5 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$392,000
Method: Sale
Date: 27/11/2025
Property Type: Office (Com)
Land Size: 2179 sqm approx

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



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