

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

705/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2024

to

30/06/2025

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	1305/8 Daly St SOUTH YARRA 3141	\$595,000	25/08/2025
2	1206/35 Malcolm St SOUTH YARRA 3141	\$590,000	11/07/2025
3	1610/7 Claremont St SOUTH YARRA 3141	\$610,000	05/05/2025

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:

03/09/2025 11:46

Claudio Perruzza

9536 9230

0412 304 152

cperruzza@bigginScott.com.au

Indicative Selling Price

\$610,000

Median Unit Price

Year ending June 2025: \$610,000



2
 2
 1

Property Type: Apartment

Agent Comments

Comparable Properties

**1305/8 Daly St SOUTH YARRA 3141 (REI)**

Agent Comments

2
 2
 1

Price: \$595,000**Method:** Private Sale**Date:** 25/08/2025**Property Type:** Apartment**1206/35 Malcolm St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$590,000**Method:** Sold Before Auction**Date:** 11/07/2025**Property Type:** Apartment**1610/7 Claremont St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2
 2
 2

Price: \$610,000**Method:** Private Sale**Date:** 05/05/2025**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336