

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 506/20 Garden Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$320,000 & \$340,000

Median sale price

Median price \$603,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2026 to 31/03/2026 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	316/8 Daly St SOUTH YARRA 3141	\$345,000	21/04/2026
2	317/8 Daly St SOUTH YARRA 3141	\$331,500	31/03/2026
3	609/8 Garden St SOUTH YARRA 3141	\$335,000	12/02/2026

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: 28/04/2026 08:15



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Property Type: Apartment

Agent Comments

Indicative Selling Price
 \$320,000 - \$340,000
Median Unit Price
 March quarter 2026: \$603,000

Comparable Properties



316/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$345,000
Method: Private Sale
Date: 21/04/2026
Property Type: Unit



317/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

1
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Price: \$331,500
Method: Private Sale
Date: 31/03/2026
Property Type: Apartment



609/8 Garden St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1
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Price: \$335,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment

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