

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

205/8 BOND STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

801/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$638,000	23-May-25
9/4 DAVIDSON STREET SOUTH YARRA VIC 3141	\$637,500	03-Feb-25

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 6 months.

This Statement of Information was prepared on: 17 July 2025



**801/1 ALMEIDA CRESCENT SOUTH
YARRA VIC 3141**

 2  1  2

Sold Price

\$638,000

Sold Date

23-May-25

Distance

0.26km



**9/4 DAVIDSON STREET SOUTH
YARRA VIC 3141**

 2  1  2

Sold Price

\$637,500

Sold Date

03-Feb-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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