

## 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

210/8 GARDEN 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) (\*Delete single price or range as applicable)

Single Price

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 206/25 WILSON STREET SOUTH YARRA VIC 3141   | \$405,000 | 15-Oct-25 |
| 213/35 WILSON STREET SOUTH YARRA VIC 3141   | \$424,000 | 05-Aug-25 |
| 7/35 FITZGERALD STREET SOUTH YARRA VIC 3141 | \$405,000 | 08-Jul-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: 15 December 2025


**206/25 WILSON STREET SOUTH  
YARRA VIC 3141**

 1
  1
  1

Sold Price

**\$405,000**

Sold Date

**15-Oct-25**

Distance

**0.11km**

**213/35 WILSON STREET SOUTH  
YARRA VIC 3141**

 1
  1
  1

Sold Price

**\$424,000**

Sold Date

**05-Aug-25**

Distance

**0.14km**

**7/35 FITZGERALD STREET SOUTH  
YARRA VIC 3141**

 1
  1
  1

Sold Price

**\$405,000**

Sold Date

**08-Jul-25**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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