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	101/8 Bond Street, South Yarra VIC 3141

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $580,000 Property Type Unit Suburb South Yarra

Period - From 10/12/2024 to 09/06/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
803/4-10 Daly St, South Yarra Vic	$665,000	28/05/2025
803/227 Toorak Rd, South Yarra Vic	$630,000	01/05/2025
708/8 Garden St, South Yarra Vic	$665,000	15/03/2025

This Statement of Information was prepared on: 11/06/2025