

## 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

8-12 ALEXANDRA 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

or range  
between

\$4,800,000

&

\$4,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2024

to

31 Oct 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

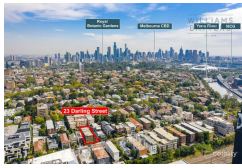
Date of sale

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 23 DARLING STREET SOUTH YARRA VIC 3141        | \$6,850,000 | 22-Apr-21 |
| 1/35 CLARA STREET SOUTH YARRA VIC 3141        | \$5,720,000 | 01-Jul-21 |
| 125-127 ALEXANDRA AVENUE SOUTH YARRA VIC 3141 | \$3,410,000 | 02-May-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: 29 November 2025



### 23 DARLING STREET SOUTH YARRA VIC 3141

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Sold Price **\$6,850,000** Sold Date **22-Apr-21**

Distance **0.57km**



### 1/35 CLARA STREET SOUTH YARRA VIC 3141

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  1 
  1

Sold Price **\$5,720,000** Sold Date **01-Jul-21**

Distance **0.95km**



### 125-127 ALEXANDRA AVENUE SOUTH YARRA VIC 3141

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Sold Price **\$3,410,000** Sold Date **02-May-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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