

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

2406/229 TOORAK ROAD 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

\$3,800,000

&

\$4,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,350,000

Property type

House

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 2024

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

2402/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$3,800,000	20-Dec-23

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: 27 February 2024



**2402/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

Sold Price ^{RS} **\$3,800,000** ^{UN} Sold Date **20-Dec-23**

 3  3  4

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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