

# 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

7/401 Toorak Road, 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)

Single price \$580,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2024

to 30/09/2024

Source REIV

### 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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/354 Toorak Rd SOUTH YARRA 3141	\$580,000	07/12/2024
2	9/16 Kensington Rd SOUTH YARRA 3141	\$565,000	19/11/2024
3	3/10 Tivoli Rd SOUTH YARRA 3141	\$555,000	30/10/2024

**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 six months.~~

This Statement of Information was prepared on:

14/12/2024 17:49



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000

**Median Unit Price**

September quarter 2024: \$600,000

## Comparable Properties



**9/354 Toorak Rd SOUTH YARRA 3141 (REI)**

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**Price:** \$580,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Apartment

Agent Comments

Renovated apartment, within 1km of subject property 2 x bedrooms, 1 x bath, 1 x car



**9/16 Kensington Rd SOUTH YARRA 3141 (REI)**

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**Price:** \$565,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** Apartment

Agent Comments

2 x bedroom, 1 x bath apartment, within 1km of subject property, older style complex



**3/10 Tivoli Rd SOUTH YARRA 3141 (REI)**

 2  
  1  
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**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 30/10/2024

**Property Type:** Unit

Agent Comments

Renovated, 2 x bedroom apartment with garage space, within 1km of subject property

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