

# 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

1801/229 Toorak Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$400,000

### Median sale price

Median price \$574,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 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	2108/229 Toorak Rd SOUTH YARRA 3141	\$399,000	31/07/2024
2	313/229 Toorak Rd SOUTH YARRA 3141	\$400,000	17/06/2024
3	119/8 Daly St SOUTH YARRA 3141	\$400,000	28/05/2024

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:

19/11/2024 11:58



1 bed 1 bath 1 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$380,000 - \$400,000  
Median Unit Price  
Year ending September 2024: \$574,000

Comparable Properties



2108/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$399,000  
Method: Private Sale  
Date: 31/07/2024  
Property Type: Apartment



313/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$400,000  
Method: Private Sale  
Date: 17/06/2024  
Property Type: Apartment



119/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$400,000  
Method: Private Sale  
Date: 28/05/2024  
Property Type: Apartment