

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

202/334 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 2025

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

10/28 TIVOLI PLACE SOUTH YARRA VIC 3141	\$1,200,000	15-Mar-25
11/1 KHARTOUM STREET RICHMOND VIC 3121	\$1,300,000	19-Mar-25
4/785-787 PUNT ROAD SOUTH YARRA VIC 3141	\$1,300,000	04-Nov-24

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: 08 April 2025

Shape Property Pty Ltd
 P (03) 9885 6688
 M 0419112635
 E concierge@shapepropertygroup.com.au



**10/28 TIVOLI PLACE SOUTH
 YARRA VIC 3141**

 2  2  2

Sold Price ^{RS} **\$1,200,000** Sold Date **15-Mar-25**

Distance **1.24km**



**11/1 KHARTOUM STREET
 RICHMOND VIC 3121**

 2  2  2

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **19-Mar-25**

Distance **1.95km**



**4/785-787 PUNT ROAD SOUTH
 YARRA VIC 3141**

 1  2  1

Sold Price **\$1,300,000** Sold Date **04-Nov-24**

Distance **1.15km**

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

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