

## 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

203/227 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) (\*Delete single price or range as applicable)

Single Price

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2023

to

30 Nov 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

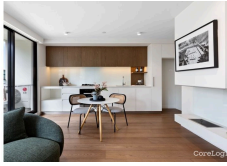
Date of sale

609/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$570,000	12-Jul-24
504/8 DALY STREET SOUTH YARRA VIC 3141	\$590,000	22-Aug-24
907/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$575,000	22-Aug-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: 05 December 2024



**609/2 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$570,000** Sold Date **12-Jul-24**

Distance **0.07km**



**504/8 DALY STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price **\$590,000** Sold Date **22-Aug-24**

Distance **0.12km**



**907/7 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$575,000** Sold Date **22-Aug-24**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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