

# 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

Unit 1509, 229 Toorak Road, South Yarra

### 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 \$\* or range between \$370,000 & \$390,000

### Median sale price

Median price \$370,000 Property type 1-bedroom unit Suburb South Yarra

Period - From FEB 2024 to JAN 2025 Source REA

### 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
207/8 Garden St SOUTH YARRA	\$410,000	Jan 2025
2009/229 Toorak Road, South Yarra	\$390,000	Dec 2024
613/478A St Kilda Road, Melbourne	\$374,000	Jan 2025

This Statement of Information was prepared on: 26/02/2025