

# 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

1804/229 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)

Range between \$650,000 & \$680,000

### 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	403/27 Macquarie St PRAHRAN 3181	\$680,000	18/10/2024
2	904/681 Chapel St SOUTH YARRA 3141	\$650,000	09/10/2024
3	133/471 Malvern Rd SOUTH YARRA 3141	\$660,000	12/09/2024

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:

07/11/2024 17:27



2   
 2   
 1

**Property Type:** Unit (Res)

**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$680,000

**Median Unit Price**

Year ending September 2024: \$574,000

## Comparable Properties



**403/27 Macquarie St PRAHRAN 3181 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 18/10/2024

**Property Type:** Apartment



**904/681 Chapel St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 09/10/2024

**Property Type:** Apartment



**133/471 Malvern Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**

2   
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**Price:** \$660,000

**Method:** Sale

**Date:** 12/09/2024

**Property Type:** Strata Unit/Flat

**Account - Little Real Estate** | P: 07 3037 0255