

## 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

203/229 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 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

210/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$290,000	19-Dec-23
802/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$335,000	11-Mar-24
407/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$310,000	16-Dec-23

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: 11 June 2024



**210/229 TOORAK ROAD SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price **\$290,000** Sold Date **19-Dec-23**

Distance **0km**



**802/2 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

1 1 -

Sold Price **\$335,000** Sold Date **11-Mar-24**

Distance **0.07km**



**407/10 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

1 1 -

Sold Price **\$310,000** Sold Date **16-Dec-23**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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