

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

12/238 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

314/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$445,000	13-Oct-25
601/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$375,000	30-Sep-25
1708/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$391,250	27-Jun-25

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: 10 December 2025



314/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price

^{RS}

\$445,000

Sold Date

13-Oct-25

Distance

0.1km



601/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price

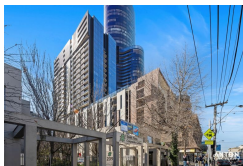
\$375,000

Sold Date

30-Sep-25

Distance

0.1km



1708/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price

\$391,250

Sold Date

27-Jun-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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