Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1206/229 Toorak Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000	&	\$415,000
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Median sale price

Median price	\$582,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	30/09/2024	to	29/09/2025	So	urce	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	908/229 Toorak Rd SOUTH YARRA 3141	\$440,000	05/09/2025
2	1708/229 Toorak Rd SOUTH YARRA 3141	\$391,250	27/06/2025
3	1308/229 Toorak Rd SOUTH YARRA 3141	\$420,000	19/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/09/2025 11:17









Property Type: Private Sale Agent Comments

Indicative Selling Price \$395,000 - \$415,000 Median Unit Price 30/09/2024 - 29/09/2025: \$582,000

Comparable Properties



908/229 Toorak Rd SOUTH YARRA 3141 (REI)

2

Price: \$440,000 Method: Private Sale Date: 05/09/2025

Property Type: Apartment

Agent Comments



1708/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1





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Agent Comments

Price: \$391,250 Method: Private Sale Date: 27/06/2025

Property Type: Apartment



1308/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1



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3 1

Price: \$420,000 **Method:** Private Sale **Date:** 19/06/2025

Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 88882000





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