

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

15/174w Toorak Road West, South Yarra Vic 3141

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

South Yarra

Period - From

29/09/2024

to

28/09/2025

Source

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	Price	Date of sale
1	10/35 Fitzgerald St SOUTH YARRA 3141	\$355,000	13/09/2025
2	13/23 Avoca St SOUTH YARRA 3141	\$305,000	25/08/2025
3	15/35 Fitzgerald St SOUTH YARRA 3141	\$370,000	20/08/2025

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:

29/09/2025 14:52

15/174w Toorak Road West, South Yarra Vic 3141



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Indicative Selling Price
\$365,000

Median Unit Price
29/09/2024 - 28/09/2025: \$575,000



Rooms: 2
Property Type: Apartment
Agent Comments

Comparable Properties



10/35 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 13/09/2025
Property Type: Apartment



13/23 Avoca St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 25/08/2025
Property Type: Strata Unit/Flat



15/35 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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