

# 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

17/393 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 \$400,000

&

\$440,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2025

to 31/03/2025

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	6/10 Highbury Gr PRAHRAN 3181	\$400,000	12/04/2025
2	9/19 Ellesmere Rd WINDSOR 3181	\$400,000	07/04/2025
3	11/166 Toorak Rd.W SOUTH YARRA 3141	\$487,000	28/02/2025

**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:

28/04/2025 13:15



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2025: \$580,000

## Comparable Properties



**6/10 Highbury Gr PRAHRAN 3181 (REI)**

Agent Comments

1 1 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 12/04/2025

**Property Type:** Apartment



**9/19 Ellesmere Rd WINDSOR 3181 (REI)**

Agent Comments

1 1 1

**Price:** \$400,000

**Method:** Sold Before Auction

**Date:** 07/04/2025

**Property Type:** House (Res)



**11/166 Toorak Rd.W SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 1

**Price:** \$487,000

**Method:** Sold Before Auction

**Date:** 28/02/2025

**Property Type:** Unit

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