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									
Range betweer	n \$400,000		&		\$440,000				
Median sale price									
Median price	\$580,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress 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









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) 1 1 1 1 1 1 Price: \$400,000 Method: Private Sale Date: 12/04/2025 Property Type: Apartment	Agent Comments
9/19 Ellesmere Rd WINDSOR 3181 (REI) 1 1 1 1 1 1 Price: \$400,000 Method: Sold Before Auction Date: 07/04/2025 Property Type: House (Res)	Agent Comments
11/166 Toorak Rd.W SOUTH YARRA 3141 (REI) 1 1 1 1 1 1 Price: \$487,000 Method: Sold Before Auction Date: 28/02/2025 Property Type: Unit	Agent Comments

Account - Little Real Estate | P: 07 3037 0255



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.