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	1708/229 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 \$380,000	&	\$400,000
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Median sale price

Median price	\$580,000	Pro	perty Type	Jnit]	Suburb	South Yarra
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	707/32 Bray St SOUTH YARRA 3141	\$395,000	02/04/2025
2	1509/229 Toorak Rd SOUTH YARRA 3141	\$385,000	27/03/2025
3	1602/12-14 Claremont St SOUTH YARRA 3141	\$385,000	25/03/2025

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:	17/06/2025 09:46









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$380,000 - \$400,000 Median Unit Price Year ending March 2025: \$580,000

Comparable Properties



707/32 Bray St SOUTH YARRA 3141 (VG)

1

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a

Price: \$395,000

Method: Sale Date: 02/04/2025

Property Type: Strata Unit/Flat

Agent Comments



1509/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

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1







Agent Comments

Price: \$385,000 Method: Private Sale Date: 27/03/2025

Property Type: Apartment



1602/12-14 Claremont St SOUTH YARRA 3141 (REI)

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Price: \$385,000 Method: Private Sale Date: 25/03/2025 Property Type: Unit



Agent Comments

Account - Little Real Estate | P: 07 3037 0255





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