

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

2/227 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2025

to 30/09/2025

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	40/174 Peel St WINDSOR 3181	\$476,000	15/10/2025
2	314/229 Toorak Rd SOUTH YARRA 3141	\$445,000	13/10/2025
3	908/229 Toorak Rd SOUTH YARRA 3141	\$440,000	05/09/2025

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:

12/11/2025 11:39



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median Unit Price
September quarter 2025: \$590,000

Comparable Properties



40/174 Peel St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$476,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment



314/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$445,000
Method: Private Sale
Date: 13/10/2025
Property Type: Apartment



908/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

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

Account - Little Real Estate | P: 07 3037 0255



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