

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

202/334 TOORAK ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

2/286 TOORAK ROAD SOUTH YARRA VIC 3141	\$1,040,000	10-May-25
401/3 CHAPEL MEWS SOUTH YARRA VIC 3141	\$1,100,000	18-Feb-25
6/66 WALSH STREET SOUTH YARRA VIC 3141	\$1,025,000	31-Jan-25

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 6 months.

This Statement of Information was prepared on: 11 July 2025

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**2/286 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 2 2

Sold Price **\$1,040,000** Sold Date **10-May-25**

Distance **0.19km**



**401/3 CHAPEL MEWS SOUTH
YARRA VIC 3141**

2 2 2

Sold Price **\$1,100,000** Sold Date **18-Feb-25**

Distance **0.47km**



**6/66 WALSH STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$1,025,000** Sold Date **31-Jan-25**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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