## 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

2D/381 Toorak Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$385,000		&		\$420,000				
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	7/8 Grandview Gr PRAHRAN 3181	\$415,000	31/05/2025
2	3/55 Northcote Rd ARMADALE 3143	\$418,000	22/05/2025
3	4/56 Chatsworth Rd PRAHRAN 3181	\$420,000	20/05/2025

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:

13/06/2025 16:54



2D/381 Toorak Road, South Yarra Vic 3141







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$385,000 - \$420,000 Median Unit Price March quarter 2025: \$580,000

# **Comparable Properties**

7/8 Grandview Gr PRAHRAN 3181 (REI)   1 1   1 1   Price: \$415,000   Method: Sold Before Auction   Date: 31/05/2025   Property Type: Unit	Agent Comments
3/55 Northcote Rd ARMADALE 3143 (REI) 1 1 1 - Price: \$418,000 Method: Private Sale Date: 22/05/2025 Property Type: Apartment	Agent Comments
4/56 Chatsworth Rd PRAHRAN 3181 (REI) 1 1 1 1 1 Price: \$420,000 Method: Private Sale Date: 20/05/2025 Property Type: Apartment	Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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