

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

309/229 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

\$345,000

or range
between

&

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

Cotality

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

608/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$335,000	02-May-25
917/8 DALY STREET SOUTH YARRA VIC 3141	\$330,000	30-Jun-25
1017/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$360,000	28-Apr-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: 31 July 2025

Tony Dimopoulos
P 9568 8000
M 0499 362 646
E tony.dimopoulos@tgnewton.com.au



608/7 CLAREMONT STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **\$335,000** Sold Date **02-May-25**

Distance **0.14km**



917/8 DALY STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **\$330,000** Sold Date **30-Jun-25**

Distance **0.14km**



1017/35 MALCOLM STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **\$360,000** Sold Date **28-Apr-25**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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