## 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	33/376-380 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	\$1,100,000	&	\$1,200,000

### Median sale price

Median price	\$580,000	Pro	perty Type Ur	nit		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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	5/17 Park La SOUTH YARRA 3141	\$1,195,000	24/05/2025
2	26/380 Toorak Rd SOUTH YARRA 3141	\$1,365,000	17/05/2025
3	31/380 Toorak Rd SOUTH YARRA 3141	\$1,350,000	14/02/2025

#### 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:	02/06/2025 14:48













Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price** March quarter 2025: \$580,000

# Comparable Properties



5/17 Park La SOUTH YARRA 3141 (REI)





**Agent Comments** 

Price: \$1,195,000 Method: Auction Sale Date: 24/05/2025

Property Type: Townhouse (Single)



26/380 Toorak Rd SOUTH YARRA 3141 (REI)







Price: \$1,365,000 Method: Private Sale Date: 17/05/2025

Property Type: Apartment

**Agent Comments** 



31/380 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$1,350,000





Agent Comments

Method: Private Sale Date: 14/02/2025 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





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