

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

3a/238 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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	7/51 Davis Av SOUTH YARRA 3141	\$370,000	20/02/2026
2	8/44 Upton Rd WINDSOR 3181	\$388,000	17/12/2025
3	3/97 Osborne St SOUTH YARRA 3141	\$365,000	19/11/2025

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: 12/03/2026 14:58



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties



7/51 Davis Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  -

Price: \$370,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment

8/44 Upton Rd WINDSOR 3181 (VG)

Agent Comments

 1  -  -

Price: \$388,000

Method: Sale

Date: 17/12/2025

Property Type: Strata Unit/Flat



3/97 Osborne St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  -

Price: \$365,000

Method: Private Sale

Date: 19/11/2025

Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504