

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

4/393 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2024

to

28 Feb 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

18/33 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$435,000	15-Nov-24
314/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$404,000	08-Oct-24
3/83 MATHOURA ROAD TOORAK VIC 3142	\$405,000	27-Nov-24

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 March 2025



**18/33 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

\$435,000

Sold Date

15-Nov-24

Distance

0.33km



**314/38 CUNNINGHAM STREET
SOUTH YARRA VIC 3141**

 1  1  1

Sold Price

\$404,000

Sold Date

08-Oct-24

Distance

0.51km



**3/83 MATHOURA ROAD TOORAK
VIC 3142**

 1  1  1

Sold Price

\$405,000

Sold Date

27-Nov-24

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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