

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

706/227 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2025 to 31/03/2025 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	803/227 Toorak Rd SOUTH YARRA 3141	\$630,000	01/05/2025
2	803/227 Toorak Rd SOUTH YARRA 3141	\$630,000	01/05/2025
3	301/200 Toorak Rd SOUTH YARRA 3141	\$650,000	22/02/2025

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:

13/05/2025 11:53



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



803/227 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



803/227 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



301/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 22/02/2025

Property Type: Apartment