Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	9/168w 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 \$1,275,000	&	\$1,375,000
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Median sale price

Median price	\$575,000	Pro	perty Type Ur	it		Suburb	South Yarra
Period - From	01/01/2024	to	31/12/2024	Sc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	5/1 Domain St SOUTH YARRA 3141	\$1,260,000	01/12/2024
2	704/666 Chapel St SOUTH YARRA 3141	\$1,325,000	12/09/2024
3			

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:	24/02/2025 15:56
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Date of sale







Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$1,275,000 - \$1,375,000 **Median Unit Price** Year ending December 2024: \$575,000

Comparable Properties



5/1 Domain St SOUTH YARRA 3141 (REI)

Price: \$1,260,000 Method: Private Sale Date: 01/12/2024

Property Type: Apartment

Agent Comments



704/666 Chapel St SOUTH YARRA 3141 (REI/VG)

2



Agent Comments

Price: \$1,325,000

Method: Sold Before Auction

Date: 12/09/2024

Property Type: Apartment

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.

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





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