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	1206/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $395,000 & $415,000

Median sale price

Median price $582,000 Property Type Unit Suburb South Yarra

Period - From 30/09/2024 to 29/09/2025 Source Property Data

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	908/229 Toorak Rd SOUTH YARRA 3141	$440,000	05/09/2025
2	1708/229 Toorak Rd SOUTH YARRA 3141	$391,250	27/06/2025
3	1308/229 Toorak Rd SOUTH YARRA 3141	$420,000	19/06/2025

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: 30/09/2025 11:17

1206/229 Toorak Road, South Yarra Vic 3141

RT Edgar



1 1 1

Property Type: Private Sale

Agent Comments

Indicative Selling Price
$395,000 - $415,000
Median Unit Price
30/09/2024 - 29/09/2025: $582,000

Comparable Properties



908/229 Toorak Rd SOUTH YARRA 3141 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Agent Comments



1708/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $391,250
Method: Private Sale
Date: 27/06/2025
Property Type: Apartment

Agent Comments



1308/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $420,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE

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