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	2/486 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price $365,000

Median sale price

Median price $950,000 Property Type Unit Suburb Toorak

Period - From 01/10/2023 to 30/09/2024 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	10/213 Williams Rd SOUTH YARRA 3141	$340,000	25/11/2024
2	13/24 The Avenue WINDSOR 3181	$340,000	01/10/2024
3	11/107 Williams Rd PRAHRAN 3181	$375,000	14/08/2024

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: 20/12/2024 14:49

2/486 Toorak Road, Toorak Vic 3142



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$365,000
Median Unit Price
Year ending September 2024: $950,000

Comparable Properties



10/213 Williams Rd SOUTH YARRA 3141 (REI)

1 1 -

Price: $340,000
Method: Private Sale
Date: 25/11/2024
Property Type: Apartment

Agent Comments



13/24 The Avenue WINDSOR 3181 (REI/VG)

1 1 -

Price: $340,000
Method: Private Sale
Date: 01/10/2024
Property Type: Apartment

Agent Comments

11/107 Williams Rd PRAHRAN 3181 (REI/VG)

1 1 -

Price: $375,000
Method: Private Sale
Date: 14/08/2024
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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