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	395a Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $1,750,000 & $1,900,000

Median sale price

Median price $1,135,000 Property Type Townhouse Suburb South Yarra

Period - From 12/09/2023 to 11/09/2024 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	29a Jackson St TOORAK 3142	$1,710,000	29/06/2024
2	62 Oban St SOUTH YARRA 3141	$1,840,000	11/05/2024
3	167 Williams Rd SOUTH YARRA 3141	$1,904,000	22/06/2024

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: 12/09/2024 09:58

395a Toorak Road, South Yarra Vic 3141



4 3 2

Rooms: 8
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,750,000 - $1,900,000
Median Townhouse Price
12/09/2023 - 11/09/2024: $1,135,000

Comparable Properties



29a Jackson St TOORAK 3142 (REI)

3 2 1

Price: $1,710,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)

Agent Comments



62 Oban St SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $1,840,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



167 Williams Rd SOUTH YARRA 3141 (REI/VG)

4 2 2

Price: $1,904,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 222 sqm approx

Agent Comments

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

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