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	2002n/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $555,500 Property Type Unit Suburb South Yarra

Period - From 25/09/2023 to 24/09/2024 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	2108/229 Toorak Rd SOUTH YARRA 3141	$399,000	31/07/2024
2	313/229 Toorak Rd SOUTH YARRA 3141	$400,000	17/06/2024
3	705/12 Yarra St SOUTH YARRA 3141	$415,000	17/04/2024

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: 25/09/2024 10:53

2002n/229 Toorak Road, South Yarra Vic 3141



1 1 1

Property Type: Strata Apartment

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
25/09/2023 - 24/09/2024: $555,500

Comparable Properties



2108/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $399,000
Method: Private Sale
Date: 31/07/2024
Property Type: Apartment

Agent Comments



313/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 17/06/2024
Property Type: Apartment

Agent Comments



705/12 Yarra St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment

Agent Comments

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

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