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	1C/381 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $2,085,000 Property Type House Suburb South Yarra

Period - From 23/11/2023 to 22/11/2024 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	2/411 Toorak Rd TOORAK 3142	$730,000	28/10/2024
2	6/402 Toorak Rd TOORAK 3142	$723,000	01/06/2024
3	1/93 Mathoura Rd TOORAK 3142	$710,000	01/11/2024

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: 23/11/2024 15:53

1C/381 Toorak Road, South Yarra Vic 3141



2 | 2 | 1 secure under cover car space

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median House Price
23/11/2023 - 22/11/2024: $2,085,000

Comparable Properties



2/411 Toorak Rd TOORAK 3142 (REI)

2 | 1 | 1

Price: $730,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment

Agent Comments



6/402 Toorak Rd TOORAK 3142 (REI/VG)

2 | 1 | 1

Price: $723,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit

Agent Comments



1/93 Mathoura Rd TOORAK 3142 (REI)

2 | 1 | 1

Price: $710,000
Method: Private Sale
Date: 01/11/2024
Property Type: Unit

Agent Comments

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

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