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	414/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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	2/227 Toorak Rd SOUTH YARRA 3141	$433,000	12/12/2025
2	1206/229 Toorak Rd SOUTH YARRA 3141	$418,000	22/10/2025
3	314/229 Toorak Rd SOUTH YARRA 3141	$445,000	13/10/2025

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: 01/04/2026 10:35

414/229 Toorak Road, South Yarra Vic 3141



1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
December quarter 2025: $618,750

Comparable Properties



2/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $433,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Agent Comments



1206/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $418,000
Method: Expression of Interest
Date: 22/10/2025
Property Type: Apartment

Agent Comments



314/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $445,000
Method: Private Sale
Date: 13/10/2025
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400

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