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	23/390 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price $800,000

Median sale price

Median price $600,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2024 to 30/09/2025 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	2/66 Mathoura Rd TOORAK 3142	$730,000	19/11/2025
2	14/30 Murphy St SOUTH YARRA 3141	$800,000	11/11/2025
3	3/49 Grange Rd TOORAK 3142	$801,000	04/11/2025

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: 01/12/2025 11:30

23/390 Toorak Road, South Yarra Vic 3141



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$800,000
Median Unit Price
Year ending September 2025: $600,000

Comparable Properties



2/66 Mathoura Rd TOORAK 3142 (REI)

2 1 -

Price: $730,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: Apartment

Agent Comments



14/30 Murphy St SOUTH YARRA 3141 (REI)

2 1 1

Price: $800,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment

Agent Comments



3/49 Grange Rd TOORAK 3142 (REI)

2 1 1

Price: $801,000
Method: Sold Before Auction
Date: 04/11/2025
Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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