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	28/380 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $590,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2025 to 30/06/2026 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	11/376 Toorak Rd SOUTH YARRA 3141	$1,052,000	12/08/2026
2	1/89 Caroline St SOUTH YARRA 3141	$1,130,000	14/03/2026
3	95/145 Canterbury Rd TOORAK 3142	$1,125,000	06/03/2026

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: 31/08/2026 10:19

28/380 Toorak Road, South Yarra Vic 3141

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,050,000 - $1,100,000
Median Unit Price
Year ending June 2026: $590,000

Comparable Properties

11/376 Toorak Rd SOUTH YARRA 3141 (REI)

3 2 1

Agent Comments

Price: $1,052,000
Method:
Date: 12/08/2026
Property Type: Apartment



1/89 Caroline St SOUTH YARRA 3141 (REI/VG)

3 2 1

Agent Comments

Price: $1,130,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Apartment
Land Size: 95 sqm approx



95/145 Canterbury Rd TOORAK 3142 (REI)

3 2 4

Agent Comments

Price: $1,125,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment

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