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	385 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $3,800,000 & $3,950,000

Median sale price

Median price $2,388,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	16 Cloverdale Av TOORAK 3142	$4,000,000	19/11/2023
2	8 Duffryn Pl TOORAK 3142	$3,850,000	02/12/2023
3	344 High St WINDSOR 3181	$3,800,000	06/10/2023

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: 13/02/2024 10:54

385 Toorak Road, South Yarra Vic 3141

KAY & BURTON



3 2 2

Property Type: House
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$3,800,000 - $3,950,000
Median House Price
December quarter 2023: $2,388,000

Comparable Properties



16 Cloverdale Av TOORAK 3142 (REI)

3 2 2

Price: $4,000,000
Method: Private Sale
Date: 19/11/2023
Property Type: House (Res)
Land Size: 475 sqm approx

Agent Comments



8 Duffryn Pl TOORAK 3142 (REI)

3 2 2

Price: $3,850,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments



344 High St WINDSOR 3181 (VG)

3 - -

Price: $3,800,000
Method: Sale
Date: 06/10/2023
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

REIV THE DIFFERENCE | propertydata.com.au

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