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	24/403 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $580,000 Property Type Unit Suburb South Yarra

Period - From 21/02/2023 to 20/02/2024 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	10/7 Ellesmere Rd WINDSOR 3181	$360,000	22/11/2023
2	2/789 Malvern Rd TOORAK 3142	$336,000	30/09/2023
3	13/789 Malvern Rd TOORAK 3142	$335,000	08/01/2024

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: 21/02/2024 14:46

24/403 Toorak Road, South Yarra Vic 3141



1 1 1

Property Type: Flat
Land Size: 1430.343 sqm approx

Agent Comments

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
21/02/2023 - 20/02/2024: $580,000

Comparable Properties



10/7 Ellesmere Rd WINDSOR 3181 (REI)

1 1 1

Price: $360,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: Apartment

Agent Comments



2/789 Malvern Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $336,000
Method: Private Sale
Date: 30/09/2023
Property Type: Apartment

Agent Comments



13/789 Malvern Rd TOORAK 3142 (REI)

1 1 1

Price: $335,000
Method: Private Sale
Date: 08/01/2024
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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