Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	704/229 Toorak Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$573,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024	S	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

	areas or comparable property	1 1100	Date of Sale
1	G07/1 Clara St SOUTH YARRA 3141	\$390,000	02/04/2024
2	105/1 Clara St SOUTH YARRA 3141	\$392,000	14/02/2024
3	1005/665 Chapel St SOUTH YARRA 3141	\$400,000	06/02/2024

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:	29/07/2024 12:12



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$375,000 - \$395,000 Median Unit Price Year ending June 2024: \$573,000

Comparable Properties



G07/1 Clara St SOUTH YARRA 3141 (REI)

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Price: \$390,000 **Method:** Private Sale **Date:** 02/04/2024

Property Type: Apartment

Agent Comments



105/1 Clara St SOUTH YARRA 3141 (REI/VG)

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Price: \$392,000

Method: Sold Before Auction

Date: 14/02/2024 Property Type: Unit **Agent Comments**



1005/665 Chapel St SOUTH YARRA 3141

(REI/VG)

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Price: \$400,000 Method: Private Sale Date: 06/02/2024

Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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