

# 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

21/403 Toorak Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$309,000

### Median sale price

Median price \$574,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2023

to 30/09/2024

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 | 11/5 Gordon St TOORAK 3142       | \$300,000 | 07/10/2024   |
| 2 | 3/352 Toorak Rd SOUTH YARRA 3141 | \$312,000 | 09/08/2024   |
| 3 | 21/145 Canterbury Rd TOORAK 3142 | \$300,000 | 02/08/2024   |

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:

30/11/2024 14:44

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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$309,000  
Median Unit Price  
Year ending September 2024: \$574,000

Comparable Properties



11/5 Gordon St TOORAK 3142 (REI/VG)

Agent Comments

1 1 -

Price: \$300,000  
Method: Private Sale  
Date: 07/10/2024  
Property Type: Apartment

3/352 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 - -

Price: \$312,000  
Method: Private Sale  
Date: 09/08/2024  
Property Type: Unit



21/145 Canterbury Rd TOORAK 3142 (VG)

Agent Comments

1 - -

Price: \$300,000  
Method: Sale  
Date: 02/08/2024  
Property Type: Strata Unit/Flat