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: 11/384 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price: $469,000

Median sale price

Median price: $575,000 Property Type: Unit Suburb: South Yarra

Period - From: 01/01/2024 to: 31/12/2024 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	9/14 Miller St PRAHRAN 3181	$420,000	24/11/2024
2	4/1a Washington St TOORAK 3142	$501,000	29/10/2024
3			

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: 12/03/2025 13:58

11/384 Toorak Road, South Yarra Vic 3141



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$469,000
Median Unit Price
Year ending December 2024: $575,000

Comparable Properties



9/14 Miller St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $420,000
Method: Private Sale
Date: 24/11/2024
Property Type: Apartment

Agent Comments



4/1a Washington St TOORAK 3142 (REI/VG)

2 1 -

Price: $501,000
Method: Expression of Interest
Date: 29/10/2024
Property Type: Apartment

Agent Comments

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.

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