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	1d/381 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $590,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2025 to 30/09/2025 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	20/14 Springfield Av TOORAK 3142	$452,000	27/08/2025
2	5/38 Kensington Rd SOUTH YARRA 3141	$470,000	19/08/2025
3	3/6 Mona Pl SOUTH YARRA 3141	$470,000	28/07/2025

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: 17/11/2025 08:57

1d/381 Toorak Road, South Yarra Vic 3141

Bridget Perry
9810 5000
0459 440 054
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
September quarter 2025: $590,000

Comparable Properties



20/14 Springfield Av TOORAK 3142 (REI/VG)

1 1 1

Price: $452,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment

Agent Comments



5/38 Kensington Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 19/08/2025
Property Type: Apartment

Agent Comments



3/6 Mona Pl SOUTH YARRA 3141 (VG)

1 - -

Price: $470,000
Method: Sale
Date: 28/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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