

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

101/227 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$618,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2025

to

31/12/2025

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	109/227 Toorak Rd SOUTH YARRA 3141	\$395,000	13/01/2026
2	1609/229 Toorak Rd SOUTH YARRA 3141	\$390,000	22/12/2025
3	1901/229 Toorak Rd SOUTH YARRA 3141	\$387,000	15/12/2025

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:

02/03/2026 10:08



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties



109/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 13/01/2026

Property Type: Apartment



1609/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment



1901/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$387,000

Method: Private Sale

Date: 15/12/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000



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