

# 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 12/388 Toorak Road, South Yarra Vic 3141

### Indicative selling price

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

Range between \$399,000 & \$438,000

### Median sale price

Median price \$564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	17/21 Tintern Av TOORAK 3142	\$440,000	02/12/2023
2	415/38 Cunningham St SOUTH YARRA 3141	\$412,500	11/04/2024
3	6/486 Toorak Rd TOORAK 3142	\$390,000	17/04/2024

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: 26/04/2024 11:22



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**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$399,000 - \$438,000  
**Median Unit Price**  
March quarter 2024: \$564,250

## Comparable Properties



17/21 Tintern Av TOORAK 3142 (REI/VG)

**Agent Comments**

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**Price:** \$440,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Apartment



415/38 Cunningham St SOUTH YARRA 3141 (REI)

**Agent Comments**

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**Price:** \$412,500  
**Method:** Private Sale  
**Date:** 11/04/2024  
**Property Type:** Apartment



6/486 Toorak Rd TOORAK 3142 (REI)

**Agent Comments**

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**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** Apartment