

# 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 13/386 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 \$585,000 & \$640,000

### Median sale price

Median price \$591,000 Property type Apartment Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales

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. 17/386 Toorak Rd, South Yarra	\$639,999	07/06/2023
2. 8/205 Dandenong Rd, Windsor	\$584,000	13/07/2023
3. 7/641 Malvern Rd, Toorak	\$600,000	15/07/2023

This Statement of Information was prepared on: 12 August 2023