

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

1308/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

South Yarra

Period - From

17/03/2024

to

16/03/2025

Source

Property Data

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	407/12 Yarra St SOUTH YARRA 3141	\$420,000	03/12/2024
2	1104/1 Clara St SOUTH YARRA 3141	\$450,000	10/01/2025
3	408/1 Clara St SOUTH YARRA 3141	\$462,000	25/10/2024

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:

17/03/2025 10:51



 1
  1
  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

17/03/2024 - 16/03/2025: \$562,500

Comparable Properties



407/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$420,000

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment



1104/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

 1
  1
  1

Price: \$450,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment



408/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$462,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455