

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

2/1 COOLULLAH AVENUE SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$960,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

4/264 WILLIAMS ROAD TOORAK VIC 3142	\$915,000	26-May-26
1/14 LANSELL ROAD TOORAK VIC 3142	\$970,000	30-May-26
94/108 GREVILLE STREET PRAHRAN VIC 3181	\$912,000	18-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 16 September 2026



**4/264 WILLIAMS ROAD TOORAK
VIC 3142**

Sold Price

^{RS} **\$915,000** ^{UN}

Sold Date **26-May-26**

2 2 2

Distance **0.1km**



**1/14 LANSELL ROAD TOORAK VIC
3142**

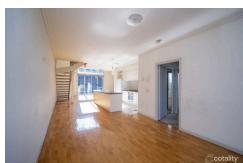
Sold Price

\$970,000

Sold Date **30-May-26**

3 1 1

Distance **1.15km**



**94/108 GREVILLE STREET
PRAHRAN VIC 3181**

Sold Price

\$912,000

Sold Date **18-Jun-26**

3 2 2

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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