

# 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

27/380 Toorak Road, South Yarra Vic 3141

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

South Yarra

Period - From

07/03/2024

to

06/03/2025

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	5/15 Copelen St SOUTH YARRA 3141	\$1,055,000	07/09/2024
2	8/391 Toorak Rd SOUTH YARRA 3141	\$1,075,000	14/09/2024
3	22/85 Alexandra Av SOUTH YARRA 3141	\$1,115,000	21/09/2024

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:

07/03/2025 14:12



 2  
  2  
  2

**Rooms:** 4

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

07/03/2024 - 06/03/2025: \$560,000

## Comparable Properties



**5/15 Copelen St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** Apartment



**8/391 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Unit



**22/85 Alexandra Av SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,115,000

**Method:** Private Sale

**Date:** 21/09/2024

**Property Type:** Unit

**Land Size:** 119 sqm approx

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