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	27/380 Toorak Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$560,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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

Price: \$1,055,000 Method: Auction Sale Date: 07/09/2024

Property Type: Apartment



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

2

Price: \$1,075,000



Agent Comments

Method: Auction Sale Date: 14/09/2024 Property Type: Unit



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

Price: \$1,115,000 Method: Private Sale Date: 21/09/2024 Property Type: Unit

Land Size: 119 sqm approx

Agent Comments

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





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