

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 3/106 Toorak Road West, South Yarra, VIC 3141

Indicative selling price

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

Price Range \$625,000 & \$675,000

Median sale price

Median price \$585,000 Property Type Apartment Suburb South Yarra (3141)
Period - From 01/01/2023 to 31/12/2023 Source CoreLogic

Comparable property sales

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
11/767 PUNT ROAD, SOUTH YARRA VIC 3141	\$595,000	02/11/2024
11/27-33 AVOCA STREET, SOUTH YARRA VIC 3141	\$654,500	06/12/2023
9/2 GORDON GROVE, SOUTH YARRA VIC 3141	\$660,000	15/11/2023

This Statement of Information was prepared on: 31/01/2024