

# 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 811/227 Toorak Road, South Yarra, VIC 3141

### Indicative selling price

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

Price Range

\$400,000

&

\$440,000

### Median sale price

Median price

\$582,499

Property Type

Apartment

Suburb

South Yarra (3141)

Period - From

01/11/2022

to

31/10/2023

Source

RPDATA

### Comparable property sales

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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
804/227 TOORAK ROAD, SOUTH YARRA VIC 3141	\$415,000	09/08/2023
705/229 TOORAK ROAD, SOUTH YARRA VIC 3141	\$410,000	17/08/2022
1006/7 CLAREMONT STREET, SOUTH YARRA VIC 3141	\$425,780	17/05/2023

This Statement of Information was prepared on: 30/11/2023