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	5/316-320 Toorak Road, South Yarra VIC 3141

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $574,000 Property Type Unit Suburb South Yarra

Period - From 16/07/2024 to 15/01/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
11/2-4 Kensington Rd, South Yarra Vic	$914,000	07/12/2024
11/36 Marne St, South Yarra Vic	$855,000	05/10/2024

This Statement of Information was prepared on: 16/01/2025