

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 9/238 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$529,000

Median sale price

Median price \$677,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2025

to 30/06/2025

Source REIV

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	21/4 Victoria St WINDSOR 3181	\$549,900	06/09/2025
2	404/649 Chapel St SOUTH YARRA 3141	\$560,000	03/09/2025
3	31/166 Toorak Rd.W SOUTH YARRA 3141	\$540,000	22/08/2025

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:

29/09/2025 11:08

Brendan Cain
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Indicative Selling Price

\$529,000

Median Unit Price

June quarter 2025: \$677,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



21/4 Victoria St WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$549,900

Method: Private Sale

Date: 06/09/2025

Property Type: Apartment



404/649 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

 2  2  -

Price: \$560,000

Method: Private Sale

Date: 03/09/2025

Property Type: Apartment

Land Size: 83 sqm approx



31/166 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$540,000

Method: Private Sale

Date: 22/08/2025

Property Type: Unit

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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