

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

609/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$560,000 Property Type Unit Suburb South Yarra

Period - From 17/08/2025 to 16/08/2026 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	Price	Date of sale
1	317/77 River St SOUTH YARRA 3141	\$378,000	30/07/2026
2	2216/3 Yarra St SOUTH YARRA 3141	\$350,000	27/07/2026
3	501/229 Toorak Rd SOUTH YARRA 3141	\$373,000	04/06/2026

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:

17/08/2026 18:28



Property Type: Land
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
17/08/2025 - 16/08/2026: \$560,000

Comparable Properties



317/77 River St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$378,000
Method: Private Sale
Date: 30/07/2026
Property Type: Apartment



2216/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 27/07/2026
Property Type: Apartment

501/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$373,000
Method: Private Sale
Date: 04/06/2026
Property Type: Apartment

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171



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