

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

12/371 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,180,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 30/09/2024 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	3/1a Affleck St SOUTH YARRA 3141	\$2,025,000	17/09/2024
2	1/44 Walsh St SOUTH YARRA 3141	\$2,150,000	25/07/2024
3	5/3-5 Hobson St SOUTH YARRA 3141	\$1,925,000	11/07/2024

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:

29/10/2024 10:50



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2024: \$2,180,000

Comparable Properties



3/1a Affleck St SOUTH YARRA 3141 (REI)

Agent Comments

3 3 2

Price: \$2,025,000

Method: Private Sale

Date: 17/09/2024

Property Type: Apartment



1/44 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$2,150,000

Method: Private Sale

Date: 25/07/2024

Property Type: Apartment



5/3-5 Hobson St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$1,925,000

Method: Private Sale

Date: 11/07/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000