

# 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

7/380 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)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

15/01/2025

to

14/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 901/8 Garden St, South Yarra Vic | \$1,100,000 | 22/05/2025   |
| 501/79 River St, South Yarra Vic | \$1,075,000 | 13/06/2025   |
| 2/286 Toorak Rd, South Yarra Vic | \$1,040,000 | 10/05/2025   |

This Statement of Information was prepared on:

15/07/2025