

# 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

33/376-380 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 \$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	2/38 Grange Rd TOORAK 3142	\$975,000	27/06/2025
2	26/15 Copelen St SOUTH YARRA 3141	\$1,125,000	14/06/2025
3	2/286 Toorak Rd SOUTH YARRA 3141	\$1,040,000	10/05/2025

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:

22/07/2025 14:23



3 2 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
June quarter 2025: \$677,000

## Comparable Properties



**2/38 Grange Rd TOORAK 3142 (REI)**

**Agent Comments**

3 2 1

**Price:** \$975,000  
**Method:** Sold Before Auction  
**Date:** 27/06/2025  
**Property Type:** Apartment



**26/15 Copelen St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 14/06/2025  
**Property Type:** Unit



**2/286 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 10/05/2025  
**Property Type:** Unit