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 33/376-380 Toorak Road, South Yarra Vic 3141 Including suburb and postcode

Indicative selling price

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

Range between \$1,000,000 \$1,100,000 &

Median sale price

Median price	\$677,000	Pro	perty 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

Add	dress 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 comparableproperties 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













Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/38 Grange Rd TOORAK 3142 (REI)

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2

1

Agent Comments

Price: \$975,000

Method: Sold Before Auction

Date: 27/06/2025

Property Type: Apartment



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

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Agent Comments

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



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

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



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Agent Comments

Account - Little Real Estate | P: 07 3037 0255





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