Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/166 Toorak Road West, South Yarra Vic 3141
1/

Indicative selling price

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

Range between	\$500,000	&	\$550,000
-			

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/04/2024	to	31/03/2025		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	14/166 Toorak Rd.W SOUTH YARRA 3141	\$495,000	24/03/2025
2	8/77 Alexandra Av SOUTH YARRA 3141	\$537,500	09/04/2025
3	11/166 Toorak Rd.W SOUTH YARRA 3141	\$487,000	28/02/2025

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: 30/06/2025 12:16









Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending March 2025: \$580.000

Comparable Properties

14/166 Toorak Rd.W SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$495,000 Method:

Date: 24/03/2025

Property Type: Apartment

8/77 Alexandra Av SOUTH YARRA 3141 (REI)







Price: \$537,500 Method: Private Sale Date: 09/04/2025

Property Type: Apartment

Agent Comments

11/166 Toorak Rd.W SOUTH YARRA 3141 (REI)





Price: \$487,000

Method: Sold Before Auction

Date: 28/02/2025 Property Type: Unit **Agent Comments**

Account - Buxton Stonnington | P: 03 9510 1966





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