

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

14/388 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

to

31/03/2026

Source

Property Data

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	18/298 Williams Rd TOORAK 3142	\$335,000	27/11/2025
2	2/26 Davis Av SOUTH YARRA 3141	\$355,000	08/11/2025
3	12/8 Lambert Rd TOORAK 3142	\$355,000	21/10/2025

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:

01/04/2026 16:35



Property Type: Unit

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

01/04/2025 - 31/03/2026: \$590,000

Comparable Properties



18/298 Williams Rd TOORAK 3142 (REI)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment



2/26 Davis Av SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 08/11/2025

Property Type: Apartment



12/8 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455