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	12/238 TOORAK ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$380,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
314/229 TOORAK ROAD SOUTH YARRA VIC 3141	$445,000	13-Oct-25
601/229 TOORAK ROAD SOUTH YARRA VIC 3141	$375,000	30-Sep-25
1708/229 TOORAK ROAD SOUTH YARRA VIC 3141	$391,250	27-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 10 December 2025

GA REALTY

Jing zou

M 0423667724

E jing.zou@garealty.com.au

314/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price RS **$445,000** Sold Date **13-Oct-25**

Distance **0.1km**

601/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **$375,000** Sold Date **30-Sep-25**

Distance **0.1km**

1708/229 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **$391,250** Sold Date **27-Jun-25**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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