

## 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

26/26W 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2025

to

30 Apr 2026

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

4/26W TOORAK ROAD SOUTH YARRA VIC 3141	\$410,000	21-Dec-25
6/953 PUNT ROAD SOUTH YARRA VIC 3141	\$410,000	06-Feb-26
9/158 TOORAK ROAD WEST SOUTH YARRA VIC 3141	\$410,000	20-Feb-26

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: 18 May 2026



**4/26W TOORAK ROAD SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price **\$410,000** Sold Date **21-Dec-25**

Distance **0km**



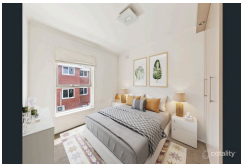
**6/953 PUNT ROAD SOUTH YARRA  
VIC 3141**

 1  1  1

Sold Price

Sold Date **06-Feb-26**

Distance **1.06km**



**9/158 TOORAK ROAD WEST  
SOUTH YARRA VIC 3141**

 1  1  1

Sold Price

<sup>RS</sup> **\$410,000** Sold Date **20-Feb-26**

Distance **0.65km**

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

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