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	8 Montrose Court, Toorak Vic 3142

Indicative selling price

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

Range between $19,500,000 & $21,000,000

Median sale price

Median price $5,200,000 Property Type House Suburb Toorak

Period - From 03/02/2025 to 02/02/2026 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	42 St Georges Rd TOORAK 3142	$19,200,000	11/10/2025
2	12 Yarradale Rd TOORAK 3142	$19,500,000	22/10/2025
3	74 Grange Rd TOORAK 3142	$22,000,000	20/08/2025

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: 03/02/2026 17:12

8 Montrose Court, Toorak Vic 3142



4 5 6

Property Type: House
Land Size: 1590 sqm approx

Agent Comments

Indicative Selling Price
$19,500,000 - $21,000,000
Median House Price
03/02/2025 - 02/02/2026: $5,200,000

Comparable Properties

42 St Georges Rd TOORAK 3142 (REI)

5 6 6

Price: $19,200,000
Method:
Date: 11/10/2025
Property Type: House

Agent Comments



12 Yarradale Rd TOORAK 3142 (REI/VG)

5 7 7

Price: $19,500,000
Method: Private Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments



74 Grange Rd TOORAK 3142 (REI/VG)

5 4 4

Price: $22,000,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 1656 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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