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	8b/516 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $940,000 Property Type Unit Suburb Toorak

Period - From 23/12/2024 to 22/12/2025 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	4/753 Malvern Rd TOORAK 3142	$1,658,000	13/12/2025
2	302/1 Wallace Av TOORAK 3142	$1,650,000	12/12/2025
3	305/525 High St PRAHRAN 3181	$1,630,000	26/10/2025

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: 23/12/2025 15:34

8b/516 Toorak Road, Toorak Vic 3142

JellisCraig

Simon Lord
0407 337 557
simonlord@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median Unit Price
23/12/2024 - 22/12/2025: $940,000

Comparable Properties



4/753 Malvern Rd TOORAK 3142 (REI)

3 2 2

Price: $1,658,000
Method: Private Sale
Date: 13/12/2025
Property Type: Apartment

Agent Comments



302/1 Wallace Av TOORAK 3142 (REI)

2 2 2

Price: $1,650,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Agent Comments



305/525 High St PRAHRAN 3181 (REI/VG)

3 2 3

Price: $1,630,000
Method: Private Sale
Date: 26/10/2025
Property Type: Apartment

Agent Comments

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