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	8/21 Bruce Street, Toorak VIC 3142

Indicative selling price

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

Range between $365,000 & $395,000

Median sale price

Median price $1,257,500 Property Type Unit Suburb Toorak

Period - From 12/09/2025 to 11/03/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/403 Toorak Road South Yarra VIC 3141	$365,000	03/11/2025
11/270 Williams Road Toorak VIC 3142	$380,000	15/10/2025
11/245 Williams Road South Yarra VIC 3141	$385,000	29/09/2025

This Statement of Information was prepared on: 12/03/2026