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	3 Culshaw Street, Toorak Vic 3142

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $4,860,000 Property Type House Suburb Toorak

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	15 Fern Av WINDSOR 3181	$1,520,000	20/10/2025
2	566 Orrong Rd ARMADALE 3143	$1,600,000	08/10/2025
3	69 Pridham St PRAHRAN 3181	$1,600,000	20/09/2025

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: 27/01/2026 10:08

3 Culshaw Street, Toorak Vic 3142

JellisCraig



3 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
December quarter 2025: $4,860,000

Comparable Properties



15 Fern Av WINDSOR 3181 (REI/VG)

3 1 -

Price: $1,520,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 201 sqm approx

Agent Comments



566 Orrong Rd ARMADALE 3143 (REI/VG)

3 1 -

Price: $1,600,000
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments



69 Pridham St PRAHRAN 3181 (REI/VG)

3 2 -

Price: $1,600,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 109 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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