

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

40 Ellerslie Place, Toorak Vic 3142

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$5,450,000 Property Type House Suburb Toorak

Period - From 26/02/2025 to 25/02/2026 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	3 Culshaw St TOORAK 3142	\$1,580,000	21/02/2026
2	54 Irving Rd TOORAK 3142	\$1,637,000	23/12/2025
3	4/753 Malvern Rd TOORAK 3142	\$1,658,000	13/12/2025

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:

26/02/2026 15:29



3 2 2

Property Type: House
Land Size: 269 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,700,000
Median House Price
 26/02/2025 - 25/02/2026: \$5,450,000

Comparable Properties



3 Culshaw St TOORAK 3142 (REI)

Agent Comments

3 1 -

Price: \$1,580,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



54 Irving Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,637,000
Method: Sold Before Auction
Date: 23/12/2025
Property Type: Townhouse (Res)



4/753 Malvern Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

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

Account - Marshall White | P: 03 9822 9999



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