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	15/1 Ruabon Road, Toorak VIC 3142

Indicative selling price

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

Range between $550,000 & $570,000

Median sale price

Median price $1,050,000 Property Type Unit Suburb Toorak

Period - From 05/09/2025 to 04/03/2026 Source pdol

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
1/229 Williams Rd, South Yarra Vic	$575,000	24/01/2026
16/36 Cromwell Rd, South Yarra Vic	$552,000	23/10/2025
15/767 Malvern Rd, Toorak Vic	$553,888	11/12/2025

This Statement of Information was prepared on: 06/03/2026