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	12/256 Williams Road, Toorak Vic 3142

Indicative selling price

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

Range between $560,000 & $600,000

Median sale price

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

Period - From 01/04/2025 to 31/03/2026 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	2/45 Kensington Rd SOUTH YARRA 3141	$600,000	28/11/2025
2	1/14 Chatsworth Rd PRAHRAN 3181	$582,000	20/11/2025
3	6/49 Davis Av SOUTH YARRA 3141	$550,000	22/10/2025

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: 10/04/2026 10:01

12/256 Williams Road, Toorak Vic 3142



2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1487 sqm approx

Agent Comments

Indicative Selling Price
$560,000 - $600,000
Median Unit Price
Year ending March 2026: $1,050,000

Comparable Properties



2/45 Kensington Rd SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $600,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment

Agent Comments



1/14 Chatsworth Rd PRAHRAN 3181 (REI/VG)

2 1 -

Price: $582,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: Apartment

Agent Comments



6/49 Davis Av SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $550,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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