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	14/486 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price: $495,000

Median sale price

Median price: $1,292,500 Property Type: Unit Suburb: Toorak

Period - From: 01/07/2023 to: 30/09/2023 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	17/36 Grange Rd TOORAK 3142	$530,000	10/08/2023
2	8/36 Grange Rd TOORAK 3142	$530,000	10/11/2023
3	101/738 Orrong Rd TOORAK 3142	$470,000	04/07/2023

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: 30/11/2023 17:44

14/486 Toorak Road, Toorak Vic 3142



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000
Median Unit Price
September quarter 2023: $1,292,500

Comparable Properties



17/36 Grange Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $530,000
Method: Private Sale
Date: 10/08/2023
Property Type: Apartment
Land Size: 65 sqm approx

Agent Comments



8/36 Grange Rd TOORAK 3142 (REI)

1 1 1

Price: $530,000
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment

Agent Comments



101/738 Orrong Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 04/07/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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