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	65 Fairbairn Road, Toorak Vic 3142

Indicative selling price

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

Single price $1,525,000

Median sale price

Median price $4,500,000 Property Type House 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	11 Canterbury Rd TOORAK 3142	$1,550,000	18/03/2026
2	3 Culshaw St TOORAK 3142	$1,580,000	21/02/2026
3	20 Ross St TOORAK 3142	$1,465,000	20/12/2025

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: 08/05/2026 10:46

65 Fairbairn Road, Toorak Vic 3142



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,525,000
Median House Price
Year ending March 2026: $4,500,000

Comparable Properties



11 Canterbury Rd TOORAK 3142 (REI)

3 1 -

Price: $1,550,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 230 sqm approx

Agent Comments



3 Culshaw St TOORAK 3142 (REI/VG)

3 1 -

Price: $1,580,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 188 sqm approx

Agent Comments



20 Ross St TOORAK 3142 (REI/VG)

2 1 -

Price: $1,465,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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