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	7/11 Albany Road, Toorak Vic 3142

Indicative selling price

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

Range between $2,300,000 & $2,530,000

Median sale price

Median price $2,077,500 Property Type Townhouse Suburb Toorak

Period - From 11/08/2024 to 10/08/2025 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	11 Myoora Rd TOORAK 3142	$2,270,000	09/08/2025
2			
3			

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: 11/08/2025 13:26

7/11 Albany Road, Toorak Vic 3142



2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$2,300,000 - $2,530,000
Median Townhouse Price
11/08/2024 - 10/08/2025: $2,077,500

Comparable Properties



11 Myoora Rd TOORAK 3142 (REI)

3 2 2

Price: $2,270,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)

Agent Comments

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.

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