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	5 Highgate Hill, Toorak Vic 3142

Indicative selling price

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

Single price: $8,350,000

Median sale price

Median price: $5,175,000 Property Type: House Suburb: Toorak

Period - From: 01/01/2021 to: 31/12/2021 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	23 Douglas St TOORAK 3142	$8,500,000	10/03/2022
2	244 Kooyong Rd TOORAK 3142	$8,300,000	15/12/2021
3	234 Kooyong Rd TOORAK 3142	$8,225,000	27/09/2021

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: 26/03/2022 10:28

5 Highgate Hill, Toorak Vic 3142

RT Edgar



6 5 4

Property Type: House
Land Size: 877 sqm approx

Agent Comments

Indicative Selling Price
$8,350,000
Median House Price
Year ending December 2021: $5,175,000

Comparable Properties



23 Douglas St TOORAK 3142 (REI)

5 4 3

Price: $8,500,000
Method: Private Sale
Date: 10/03/2022
Property Type: House
Land Size: 885 sqm approx

Agent Comments



244 Kooyong Rd TOORAK 3142 (REI/VG)

6 5 2

Price: $8,300,000
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 1276 sqm approx

Agent Comments



234 Kooyong Rd TOORAK 3142 (REI/VG)

3 3 2

Price: $8,225,000
Method: Private Sale
Date: 27/09/2021
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata.com.au

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