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	9 Denham Place, Toorak Vic 3142

Indicative selling price

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

Range between $5,500,000 & $6,000,000

Median sale price

Median price $5,550,000 Property Type House Suburb Toorak

Period - From 01/04/2022 to 30/06/2022 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	5 Cleeve Ct TOORAK 3142	$6,310,000	25/05/2022
2	56 St Georges Rd TOORAK 3142	$6,100,000	15/04/2022
3	3 Mandeville Cr TOORAK 3142	$5,600,000	04/05/2022

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: 21/09/2022 10:57

9 Denham Place, Toorak Vic 3142

RT Edgar



3 2 3

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$5,500,000 - $6,000,000
Median House Price
June quarter 2022: $5,550,000

Comparable Properties



5 Cleeve Ct TOORAK 3142 (REI/VG)

4 3 2

Price: $6,310,000
Method: Private Sale
Date: 25/05/2022
Property Type: House
Land Size: 608 sqm approx

Agent Comments



56 St Georges Rd TOORAK 3142 (REI)

4 3 2

Price: $6,100,000
Method: Private Sale
Date: 15/04/2022
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments



3 Mandeville Cr TOORAK 3142 (VG)

1 - -

Price: $5,600,000
Method: Sale
Date: 04/05/2022
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE

propertydata .com.au

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