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	37 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $5,860,000 Property Type House Suburb Toorak

Period - From 01/04/2022 to 31/03/2023 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.

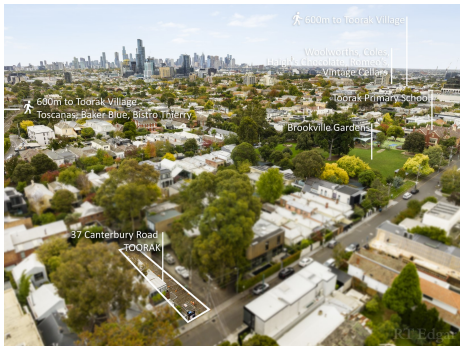
	Address of comparable property	Price	Date of sale
1	20 Balmerino Av TOORAK 3142	$1,770,000	13/12/2022
2	16 Ivy St PRAHRAN 3181	$1,750,000	03/12/2022
3	696 Malvern Rd PRAHRAN 3181	$1,700,000	20/05/2023

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: 31/05/2023 10:24

37 Canterbury Road, Toorak Vic 3142



4 3 2

Property Type: Land
Land Size: 223 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending March 2023: $5,860,000

Comparable Properties



20 Balmerino Av TOORAK 3142 (REI/VG)

3 1 1

Price: $1,770,000
Method: Auction Sale
Date: 13/12/2022
Property Type: House (Res)

Agent Comments



16 Ivy St PRAHRAN 3181 (REI/VG)

3 1 -

Price: $1,750,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments



696 Malvern Rd PRAHRAN 3181 (REI)

3 1 3

Price: $1,700,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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