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: 8 Maxwell Court, Toorak Vic 3142

Indicative selling price

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

Range between $9,500,000 & $10,450,000

Median sale price

Median price $5,900,000 Property Type House Suburb Toorak

Period - From 20/03/2022 to 19/03/2023 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	9 Landen Pl TOORAK 3142	$9,728,888	29/11/2022
2	3 Torresdale Rd TOORAK 3142	$9,400,000	28/02/2023
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: 20/03/2023 16:22

8 Maxwell Court, Toorak Vic 3142

RT Edgar



4 3 6

Rooms: 10
Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$9,500,000 - $10,450,000
Median House Price
20/03/2022 - 19/03/2023: $5,900,000

Comparable Properties



9 Landen Pl TOORAK 3142 (REI/VG)

5 5 6

Price: $9,728,888
Method: Private Sale
Date: 29/11/2022
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments



3 Torredale Rd TOORAK 3142 (REI)

3 4 6

Price: $9,400,000
Method: Auction Sale
Date: 28/02/2023
Property Type: House (Res)
Land Size: 486 sqm approx

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.

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata .com.au

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