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	1/425 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price $650,000

Median sale price

Median price $1,152,500 Property Type Unit Suburb Toorak

Period - From 01/10/2022 to 30/09/2023 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	22/16 Kensington Rd SOUTH YARRA 3141	$655,000	12/09/2023
2	4/27 Avoca St SOUTH YARRA 3141	$650,000	29/09/2023
3	8/47 Rockley Rd SOUTH YARRA 3141	$646,000	08/08/2023

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: 31/10/2023 10:15

1/425 Toorak Road, Toorak Vic 3142

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
Year ending September 2023: $1,152,500

Comparable Properties



22/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $655,000
Method: Private Sale
Date: 12/09/2023
Property Type: Apartment

Agent Comments



4/27 Avoca St SOUTH YARRA 3141 (REI)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 29/09/2023
Property Type: Apartment

Agent Comments



8/47 Rockley Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $646,000
Method: Private Sale
Date: 08/08/2023
Property Type: Unit

Agent Comments

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