

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

42 Evelina Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$4,950,000

Property Type

House

Suburb

Toorak

Period - From

20/09/2023

to

19/09/2024

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	4 St John St WINDSOR 3181	\$1,850,000	12/09/2024
2	56 Bayview St PRAHRAN 3181	\$1,905,000	05/09/2024
3	20 Armadale St ARMADALE 3143	\$2,020,000	19/06/2024

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:

20/09/2024 09:57



2
 1
 0

Property Type: House
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price

\$1,950,000

Median House Price

20/09/2023 - 19/09/2024: \$4,950,000

Comparable Properties



4 St John St WINDSOR 3181 (REI)

Agent Comments

3
 2
 -

Price: \$1,850,000
Method: Auction Sale
Date: 12/09/2024
Property Type: House (Res)
Land Size: 282 sqm approx



56 Bayview St PRAHRAN 3181 (REI)

Agent Comments

3
 2
 1

Price: \$1,905,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: House (Res)



20 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

2
 2
 1

Price: \$2,020,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: House (Res)
Land Size: 380 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511