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	1/687 Toorak Road, Kooyong Vic 3144

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $1,125,750 Property Type Unit Suburb Kooyong

Period - From 12/02/2024 to 11/02/2025 Source Property Data

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	16/14 Springfield Av TOORAK 3142	$505,500	12/10/2024
2	5/679 Toorak Rd TOORAK 3142	$566,000	21/09/2024
3	601/8c Evergreen Mews ARMADALE 3143	$500,000	16/09/2024

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: 12/02/2025 10:40

1/687 Toorak Road, Kooyong Vic 3144



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
12/02/2024 - 11/02/2025: $1,125,750

Comparable Properties



16/14 Springfield Av TOORAK 3142 (REI/VG)

1 1 1

Price: $505,500
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment

Agent Comments



5/679 Toorak Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $566,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments



601/8c Evergreen Mews ARMADALE 3143 (REI/VG)

1 1 1

Price: $500,000
Method: Private Sale
Date: 16/09/2024
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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