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	18 Fairbairn Road, Toorak Vic 3142

Indicative selling price

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

Range between $7,000,000 & $7,500,000

Median sale price

Median price $4,728,000 Property Type House Suburb Toorak

Period - From 12/11/2023 to 11/11/2024 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	9 Hampden Rd ARMADALE 3143	$6,910,000	15/10/2024
2	6 Torresdale Rd TOORAK 3142	$7,600,000	27/06/2024
3	3 Ultimo Ct TOORAK 3142	$6,800,000	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: 12/11/2024 10:15

18 Fairbairn Road, Toorak Vic 3142



4 4 2

Property Type: House
Land Size: 498 sqm approx

Agent Comments

Indicative Selling Price
$7,000,000 - $7,500,000
Median House Price
12/11/2023 - 11/11/2024: $4,728,000

Comparable Properties



9 Hampden Rd ARMADALE 3143 (REI)

4 3 2

Price: $6,910,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 614 sqm approx

Agent Comments



6 Torresdale Rd TOORAK 3142 (REI)

4 4 3

Price: $7,600,000
Method: Private Sale
Date: 27/06/2024
Property Type: House

Agent Comments



3 Ultimo Ct TOORAK 3142 (VG)

4 - -

Price: $6,800,000
Method: Sale
Date: 19/06/2024
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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