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	4/526 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price $809,000

Median sale price

Median price $901,750 Property Type Unit Suburb Toorak

Period - From 01/04/2024 to 31/03/2025 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	7/272 Williams Rd TOORAK 3142	$805,000	07/05/2025
2	13/47 Denbigh Rd ARMADALE 3143	$825,000	02/05/2025
3	6/38a Kensington Rd SOUTH YARRA 3141	$830,000	10/03/2025

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: 19/05/2025 13:32

4/526 Toorak Road, Toorak Vic 3142

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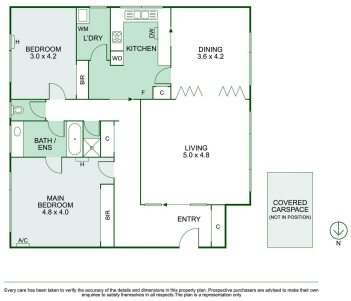

2 1 1

Property Type: Apartment
Land Size: 118 sqm approx

Agent Comments

Indicative Selling Price
$809,000
Median Unit Price
Year ending March 2025: $901,750

Comparable Properties



7/272 Williams Rd TOORAK 3142 (REI)

2 1 1

Price: $805,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments



13/47 Denbigh Rd ARMADALE 3143 (REI)

2 1 1

Price: $825,000
Method: Private Sale
Date: 02/05/2025
Property Type: Apartment

Agent Comments



6/38a Kensington Rd SOUTH YARRA 3141 (VG)

2 - -

Price: $830,000
Method: Sale
Date: 10/03/2025
Property Type: Strata Unit/Flat

Agent Comments

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