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	248 Williams Road, Toorak Vic 3142

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $4,300,000 Property Type House Suburb Toorak

Period - From 01/01/2024 to 31/12/2024 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	1/91 Grange Rd TOORAK 3142	$2,070,000	03/12/2024
2	25 May Rd TOORAK 3142	$2,200,000	26/10/2024
3	39 Nicholson St SOUTH YARRA 3141	$2,285,000	24/10/2024

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: 22/01/2025 16:30



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending December 2024: $4,300,000

Comparable Properties



1/91 Grange Rd TOORAK 3142 (REI)

3 3 2

Price: $2,070,000
Method: Private Sale
Date: 03/12/2024
Property Type: House

Agent Comments

Less renovated and strata but better location / street.



25 May Rd TOORAK 3142 (REI)

3 2 2

Price: $2,200,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

Different style but similar location. Not a main road.



39 Nicholson St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $2,285,000
Method: Auction Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 281 sqm approx

Agent Comments

Similar accommodation but different style home.

Account - Jellis Craig | P: 03 9864 5000

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