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<br>Including suburb and postcode | 4/48 Lansell Road, Toorak Vic 3142 |

## Indicative selling price

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

Single price $1,995,000

## Median sale price

Median price $900,000 Property Type Unit Suburb Toorak

Period - From 01/01/2025 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 | 4/777 Malvern Rd TOORAK 3142 | $1,800,000 | 02/04/2025 |
| 2 | | | |
| 3 | | | |

**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: 21/05/2025 17:49

# 4/48 Lansell Road, Toorak Vic 3142



4 3 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,995,000
**Median Unit Price**
March quarter 2025: $900,000

## Comparable Properties



**4/777 Malvern Rd TOORAK 3142 (REI)**

3 2 2

**Price:** $1,800,000
**Method:** Private Sale
**Date:** 02/04/2025
**Property Type:** Apartment

Agent Comments

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.

**Account** - Marshall White | P: 03 9822 9999

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