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	5/37a Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $945,000 Property Type Unit 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	3/862 Malvern Rd ARMADALE 3143	$1,188,000	07/03/2025
2	55 Osborne St SOUTH YARRA 3141	$1,110,300	04/12/2024
3	13/300 High St WINDSOR 3181	$1,100,000	31/10/2024

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: 19/03/2025 14:56

5/37a Canterbury Road, Toorak Vic 3142



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
Year ending December 2024: $945,000

Comparable Properties



3/862 Malvern Rd ARMADALE 3143 (REI)

2 1 1

Price: $1,188,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: Apartment

Agent Comments



55 Osborne St SOUTH YARRA 3141 (VG)

2 - -

Price: $1,110,300
Method: Sale
Date: 04/12/2024
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments



13/300 High St WINDSOR 3181 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 31/10/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Marshall White | P: 03 9822 9999

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