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	5/2a Evelina Road, Toorak VIC 3142

Indicative selling price

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

Range between $490,000 & $539,000

Median sale price

Median price $1,140,000 Property Type Unit Suburb Toorak

Period - From 30/10/2024 to 29/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9/21 Irving Avenue Prahran VIC 3181	$525,000	22/02/2025
10/16 Cromwell Road South Yarra VIC 3141	$502,500	01/02/2025
3/14 Cromwell Road South Yarra VIC 3141	$490,000	13/11/2024

This Statement of Information was prepared on: 30/04/2025