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	34a Linlithgow Road, Toorak Vic 3142

Indicative selling price

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

Range between $3,200,000 & $3,400,000

Median sale price

Median price $4,249,000 Property Type House Suburb Toorak

Period - From 01/04/2025 to 30/06/2025 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	5b Yarradale Rd TOORAK 3142	$3,665,000	20/05/2025
2	6a Myamyn St ARMADALE 3143	$3,520,000	22/03/2025
3	14 Gordon St TOORAK 3142	$3,425,000	26/02/2025

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: 20/08/2025 12:07

34a Linlithgow Road, Toorak Vic 3142

JellisCraig



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,200,000 - $3,400,000
Median House Price
June quarter 2025: $4,249,000

Comparable Properties



5b Yarradale Rd TOORAK 3142 (REI)

3 2 2

Price: $3,665,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)

Agent Comments



6a Myamyn St ARMADALE 3143 (REI/VG)

3 2 2

Price: $3,520,000
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 325 sqm approx

Agent Comments



14 Gordon St TOORAK 3142 (REI/VG)

4 2 2

Price: $3,425,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 345 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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