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	81 St Georges Road, Toorak Vic 3142

Indicative selling price

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

Single price: $7,750,000

Median sale price

Median price: $5,000,000 Property Type: House Suburb: Toorak

Period - From: 29/10/2024 to: 28/10/2025 Source: Property Data

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	65 Irving Rd TOORAK 3142	$6,510,000	27/09/2025
2	44 Heyington Pl TOORAK 3142	$9,295,000	01/06/2025
3	34 Balmerino Av TOORAK 3142	$6,110,000	31/05/2025

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: 29/10/2025 11:29

81 St Georges Road, Toorak Vic 3142



4 3 4

Property Type: House
Land Size: 1420 sqm approx

Agent Comments

Indicative Selling Price
$7,750,000
Median House Price
29/10/2024 - 28/10/2025: $5,000,000

Comparable Properties



65 Irving Rd TOORAK 3142 (REI)

3 2 2

Price: $6,510,000
Method: Auction Sale
Date: 27/09/2025
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



44 Heyington Pl TOORAK 3142 (VG)

5 - -

Price: $9,295,000
Method: Sale
Date: 01/06/2025
Property Type: Land
Land Size: 1003 sqm approx

Agent Comments



34 Balmerino Av TOORAK 3142 (REI)

4 2 3

Price: $6,110,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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