

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

10 May Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$2,737,500

Property Type Townhouse

Suburb Toorak

Period - From 03/01/2023

to

02/01/2024

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	119 Surrey Rd.N SOUTH YARRA 3141	\$1,745,000	28/10/2023
2	139 Brighton St RICHMOND 3121	\$1,636,316	27/09/2023
3	4/28 Kensington Rd SOUTH YARRA 3141	\$1,595,000	16/11/2023

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:

03/01/2024 14:51

10 May Road, Toorak Vic 3142



Andrew James
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Indicative Selling Price

\$1,550,000 - \$1,700,000

Median Townhouse Price

03/01/2023 - 02/01/2024: \$2,737,500



2 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



119 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$1,745,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)



139 Brighton St RICHMOND 3121 (REI)

Agent Comments

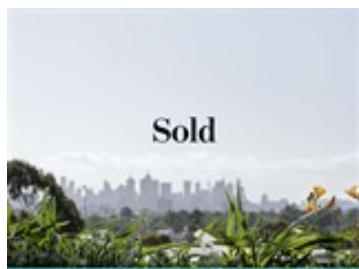
2 1 1

Price: \$1,636,316

Method: Private Sale

Date: 27/09/2023

Property Type: House



4/28 Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$1,595,000

Method: Private Sale

Date: 16/11/2023

Property Type: Townhouse (Single)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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