

# 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

3/530 Toorak Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$610,000

### 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	18/9-10 Sydney St PRAHRAN 3181	\$591,000	28/10/2024
2	5/17 Howitt St SOUTH YARRA 3141	\$595,000	19/08/2024
3	1/167 Power St HAWTHORN 3122	\$605,000	16/08/2024

**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:

28/01/2025 13:41



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**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$610,000  
**Median Unit Price**  
Year ending December 2024: \$945,000

## Comparable Properties



**18/9-10 Sydney St PRAHRAN 3181 (REI)**

[Agent Comments](#)

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**Price:** \$591,000  
**Method:** Private Sale  
**Date:** 28/10/2024  
**Property Type:** Apartment



**5/17 Howitt St SOUTH YARRA 3141 (VG)**

[Agent Comments](#)

2   -   -

**Price:** \$595,000  
**Method:** Sale  
**Date:** 19/08/2024  
**Property Type:** Strata Unit/Flat



**1/167 Power St HAWTHORN 3122 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336