

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

19/5 Gordon Street, Toorak Vic 3142

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Toorak

Period - From 01/10/2023

to 30/09/2024

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	9/245 Williams Rd SOUTH YARRA 3141	\$360,000	14/12/2024
2	5/2a Washington St TOORAK 3142	\$375,000	11/12/2024
3	8/19 Ellesmere Rd WINDSOR 3181	\$383,000	18/09/2024

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:

18/12/2024 15:10



Property Type: Development Site
(Industrial)

Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

Year ending September 2024: \$950,000

Comparable Properties



9/245 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$360,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Apartment



5/2a Washington St TOORAK 3142 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 11/12/2024

Property Type: Apartment



8/19 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$383,000

Method: Private Sale

Date: 18/09/2024

Property Type: Unit

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