

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

3/631 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$2,475,000

Median sale price

Median price

\$3,895,000

Property Type

House

Suburb

Toorak

Period - From

01/07/2024

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	24 Ross St TOORAK 3142	\$2,350,000	02/11/2024
2	26a Elgin Av ARMADALE 3143	\$2,450,000	22/10/2024
3	501/392A Toorak Rd TOORAK 3142	\$2,525,000	21/10/2024

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:

18/11/2024 13:34

3/631 Orrong Road, Toorak Vic 3142



Walter Summons

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Indicative Selling Price

\$2,475,000

Median House Price

September quarter 2024: \$3,895,000



3 3 2

Property Type: House

Agent Comments

Comparable Properties



24 Ross St TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$2,350,000

Method: Private Sale

Date: 02/11/2024

Property Type: Townhouse (Single)



26a Elgin Av ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$2,450,000

Method: Sold Before Auction

Date: 22/10/2024

Property Type: House (Res)



501/392A Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$2,525,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment

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



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