

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 8 Springfield Avenue, Toorak Vic 3142

Indicative selling price

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

Single price \$2,595,000

Median sale price

Median price \$4,719,000

Property Type House

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	53 Highbury Gr PRAHRAN 3181	\$2,405,000	26/10/2024
2	10 Hawksburn Rd SOUTH YARRA 3141	\$2,500,000	16/10/2024
3	2 Cambridge St ARMADALE 3143	\$2,535,000	23/09/2024

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:

07/12/2024 12:35



Property Type: House

Agent Comments

Comparable Properties



53 Highbury Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$2,405,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 306 sqm approx



10 Hawksburn Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,500,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res)

Land Size: 353 sqm approx



2 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$2,535,000

Method: Private Sale

Date: 23/09/2024

Property Type: House (Res)

Land Size: 235 sqm approx