

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

7 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$1,595,000

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	13 Rose St ARMADALE 3143	\$1,510,000	09/11/2024
2	794 Malvern Rd ARMADALE 3143	\$1,705,000	09/11/2024
3	63 Chomley St PRAHRAN 3181	\$1,680,000	26/06/2024

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:

29/11/2024 15:39

7 Lambert Road, Toorak Vic 3142



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Indicative Selling Price

\$1,595,000

Median House Price

Year ending September 2024: \$4,719,000



Property Type: House (Res)

Agent Comments

Comparable Properties



13 Rose St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)



794 Malvern Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,705,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 308 sqm approx



63 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,680,000

Method: Sold Before Auction

Date: 26/06/2024

Property Type: House (Res)

Land Size: 242 sqm approx

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



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