Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7/72 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between	\$495,000	&	\$535,000
Range between	\$495,000	&	\$535,000

Median sale price

Median price	\$945,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	11/2-4 Jessamine Av PRAHRAN 3181	\$493,500	15/03/2025
2	7/754 High St ARMADALE 3143	\$518,000	30/10/2024
3	2/76 Mathoura Rd TOORAK 3142	\$530,000	23/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/03/2025 16:19





Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$495,000 - \$535,000 **Median Unit Price** Year ending December 2024: \$945,000



Property Type: Apartment **Agent Comments**

Comparable Properties



11/2-4 Jessamine Av PRAHRAN 3181 (REI)

Price: \$493,500 Method: Auction Sale Date: 15/03/2025

Property Type: Apartment

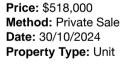
Agent Comments



7/754 High St ARMADALE 3143 (REI/VG)



Agent Comments





2/76 Mathoura Rd TOORAK 3142 (VG)

Price: \$530,000 Method: Sale Date: 23/10/2024

Property Type: Strata Unit/Flat

Agent Comments

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



