

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

7/72 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

Median sale price

Median price \$945,000

Property 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	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 comparable properties 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

7/72 Canterbury Road, Toorak Vic 3142



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)

Agent Comments



Price: \$493,500

Method: Auction Sale

Date: 15/03/2025

Property Type: Apartment



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

Agent Comments



Price: \$518,000

Method: Private Sale

Date: 30/10/2024

Property Type: Unit



2/76 Mathoura Rd TOORAK 3142 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 23/10/2024

Property Type: Strata Unit/Flat

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



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