Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 19-21 Turnbull Avenue, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$3,680,000		&		\$3,880,000				
Median sale price									
Median price	\$4,300,000	Pro	Property Type Ho		ISE		Suburb	Toorak	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	13 Turnbull Av TOORAK 3142	\$3,800,000	30/11/2024
2	5 Selborne Rd TOORAK 3142	\$3,700,000	03/10/2024
3	81 Mathoura Rd TOORAK 3142	\$3,830,000	14/09/2024

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:

10/02/2025 13:18









Property Type: House (Res) **Land Size:** 671 sqm approx Agent Comments Indicative Selling Price \$3,680,000 - \$3,880,000 Median House Price Year ending December 2024: \$4,300,000

Comparable Properties

13 Turnbull Av TOORAK 3142 (REI/VG) 13 Turnbull Av TOORAK 3142 (REI/VG) 13 Turnbull Av TOORAK 3142 (REI/VG) 14 100000000000000000000000000000000000	Agent Comments
5 Selborne Rd TOORAK 3142 (REI/VG) 3 2 2 2 Price: \$3,700,000 Method: Private Sale Date: 03/10/2024 Property Type: House (Res) Land Size: 344 sqm approx	Agent Comments
81 Mathoura Rd TOORAK 3142 (REI/VG) 4 2 2 2 Price: \$3,830,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 450 sqm approx	Agent Comments

Account - VICPROP | P: 03 8888 1011



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