

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 \$2,525,000

Median sale price

Median price \$4,300,000

Property Type House

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	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			

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:

26/03/2025 12:24



3 2 0

Property Type: House (Res)

Agent Comments

Comparable Properties



53 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

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/VG)

Agent Comments

3 1 -

Price: \$2,500,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res)

Land Size: 353 sqm approx

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.