

# 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

671 Orrong Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,600,000

### Median sale price

Median price

\$5,580,000

Property Type

House

Suburb

Toorak

Period - From

01/10/2022

to

30/09/2023

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 Periwinkle PI ARMADALE 3143	\$2,450,000	14/10/2023
2	46 Oban St SOUTH YARRA 3141	\$2,430,000	18/11/2023
3	651 High St PRAHRAN 3181	\$2,250,000	03/07/2023

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:

10/12/2023 11:03



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**Property Type:** House (Res)

**Land Size:** 460 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,600,000

**Median House Price**

Year ending September 2023: \$5,580,000

This statement of information has been prepared with the vendors new asking price of \$2,600,000.

## Comparable Properties



**11 Periwinkle PI ARMADALE 3143 (REI)**

**Agent Comments**

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**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 14/10/2023

**Property Type:** House (Res)



**46 Oban St SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$2,430,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**651 High St PRAHRAN 3181 (VG)**

**Agent Comments**

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**Price:** \$2,250,000

**Method:** Sale

**Date:** 03/07/2023

**Property Type:** House (Res)

**Land Size:** 546 sqm approx

**Account - Woodards** | P: 03 9866 4411 | F: 03 9866 4504