

# 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

4/558 Toorak Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$530,000 & \$560,000

### Median sale price

Median price \$1,060,000 Property Type Unit Suburb Toorak

Period - From 01/07/2023 to 30/06/2024 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	13/29 Kooyong Rd ARMADALE 3143	\$550,000	03/08/2024
2	8/530 Toorak Rd TOORAK 3142	\$600,000	03/07/2024
3	12/215 Williams Rd SOUTH YARRA 3141	\$543,100	06/06/2024

**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:

10/09/2024 14:48



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$530,000 - \$560,000

**Median Unit Price**

Year ending June 2024: \$1,060,000

## Comparable Properties



**13/29 Kooyong Rd ARMADALE 3143 (REI/VG)** Agent Comments



**Price:** \$550,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Apartment



**8/530 Toorak Rd TOORAK 3142 (REI/VG)** Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 03/07/2024

**Property Type:** Apartment



**12/215 Williams Rd SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$543,100

**Method:** Private Sale

**Date:** 06/06/2024

**Property Type:** Apartment

**Land Size:** 1555 sqm approx

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