

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

8/3 Struan Street, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$470,000

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	10/41 Riversdale Rd HAWTHORN 3122	\$450,000	08/08/2024
2	15/68 Mathoura Rd TOORAK 3142	\$442,000	27/07/2024
3	7/22 Derby St ARMADALE 3143	\$495,000	11/07/2024

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:

26/08/2024 08:49



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

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

Comparable Properties



10/41 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment



15/68 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

1 1 1

Price: \$442,000

Method: Private Sale

Date: 27/07/2024

Property Type: Apartment



7/22 Derby St ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$495,000

Method: Private Sale

Date: 11/07/2024

Property Type: Apartment