

# 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

201/1 Wallace Avenue, 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$887,500 Property Type Unit Suburb Toorak

Period - From 28/11/2023 to 27/11/2024 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	204/392a Toorak Rd TOORAK 3142	\$1,550,000	13/09/2024
2	2/705 Orrong Rd TOORAK 3142	\$1,550,000	21/08/2024
3	204/4 Cromwell Rd SOUTH YARRA 3141	\$1,650,000	05/06/2024

**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: 28/11/2024 11:54



2 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median Unit Price**

28/11/2023 - 27/11/2024: \$887,500

## Comparable Properties



**204/392a Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 13/09/2024

**Rooms:** 4

**Property Type:** Apartment



**2/705 Orrong Rd TOORAK 3142 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,550,000

**Method:** Expression of Interest

**Date:** 21/08/2024

**Property Type:** Apartment



**204/4 Cromwell Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 05/06/2024

**Property Type:** Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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