

# 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

4/526 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)

Single price \$859,000

### Median sale price

Median price \$945,000

Property Type Unit

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	2/24 Springfield Av TOORAK 3142	\$860,000	06/12/2024
2	8/4 Rockley Rd SOUTH YARRA 3141	\$888,000	09/11/2024
3	2/18a Mercer Rd ARMADALE 3143	\$870,000	20/09/2024

**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:

03/02/2025 10:09



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/24 Springfield Av TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Expression of Interest

**Date:** 06/12/2024

**Property Type:** Apartment



**8/4 Rockley Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$888,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Apartment



**2/18a Mercer Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** Apartment