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	4/526 Toorak Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Single price \$859,000

Median sale price

Median price	\$945,000	Pro	perty Type U	nit		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

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 comparableproperties 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





Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

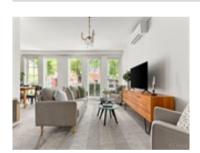
Indicative Selling Price \$859,000 **Median Unit Price** Year ending December 2024: \$945,000





Property Type: Apartment **Agent Comments**

Comparable Properties



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

Price: \$860,000

Method: Expression of Interest

Date: 06/12/2024

Property Type: Apartment

Agent Comments



8/4 Rockley Rd SOUTH YARRA 3141 (REI)

2





Agent Comments

Agent Comments

Price: \$888,000 Method: Auction Sale Date: 09/11/2024

Property Type: Apartment

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





Price: \$870,000 Method: Private Sale Date: 20/09/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.