

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

15 Mell Street, Toorak Vic 3142

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$4,300,000 Property Type House 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	4 Westbourne St PRAHRAN 3181	\$1,710,000	19/10/2024
2	16 Clendon Rd ARMADALE 3143	\$1,675,000	14/09/2024
3	9 Ashleigh Rd ARMADALE 3143	\$1,745,000	13/09/2024

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:

21/01/2025 12:51



Property Type: House

Agent Comments

Comparable Properties



4 Westbourne St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 148 sqm approx



16 Clendon Rd ARMADALE 3143 (REI/VG)

Agent Comments



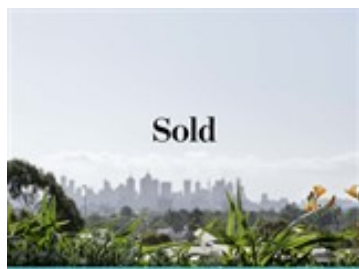
Price: \$1,675,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 162 sqm approx



9 Ashleigh Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,745,000

Method: Auction Sale

Date: 13/09/2024

Property Type: House (Res)

Land Size: 231 sqm approx

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