

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 Springfield Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$2,600,000 & \$2,750,000

Median sale price

Median price \$4,719,000 Property Type House Suburb Toorak

Period - From 01/10/2023 to 30/09/2024 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	46 Albion St SOUTH YARRA 3141	\$2,650,000	04/06/2024
2	11 Inverness Av ARMADALE 3143	\$2,675,000	12/06/2024
3	90 Hornby St WINDSOR 3181	\$2,712,500	13/06/2024

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:

16/10/2024 10:49



Property Type: House

Agent Comments

Comparable Properties



46 Albion St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$2,650,000

Method: Private Sale

Date: 04/06/2024

Property Type: House (Res)

Land Size: 242 sqm approx



11 Inverness Av ARMADALE 3143 (VG)

Agent Comments



Price: \$2,675,000

Method: Sale

Date: 12/06/2024

Property Type: House (Res)

Land Size: 479 sqm approx



90 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$2,712,500

Method: Private Sale

Date: 13/06/2024

Property Type: House

Land Size: 272 sqm approx