

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 FLINTOFT AVENUE, TOORAK, VIC 3142

Indicative selling price

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

Price Range:

\$2,650,000 to \$2,850,000

Median sale price

Median price

\$3,980,000

Property type

House

Suburb

TOORAK

Period

01 April 2025 to 30 June 2025

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
41 TIVOLI RD, SOUTH YARRA, VIC 3141	\$2,650,000	04/04/2025
77 MATHOURA RD, TOORAK, VIC 3142	\$2,850,000	14/03/2025
1 CASSELL ST, SOUTH YARRA, VIC 3141	\$2,750,000	12/04/2025

This Statement of Information was prepared on:

25/08/2025