

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

101/589 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$2,900,000

&

\$3,150,000

Median sale price

Median price \$802,500

Property Type Unit

Suburb Toorak

Period - From 21/07/2024

to

20/07/2025

Source

Property Data

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	5/72 Adelaide St ARMADALE 3143	\$3,000,000	05/07/2025
2	2/212a Kooyong Rd TOORAK 3142	\$3,200,000	04/04/2025
3	1/212a Kooyong Rd TOORAK 3142	\$3,300,000	04/04/2025

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:

21/07/2025 14:04



3
 3.5
 3

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$2,900,000 - \$3,150,000

Median Unit Price
 21/07/2024 - 20/07/2025: \$802,500

Comparable Properties



5/72 Adelaide St ARMADALE 3143 (REI)

Agent Comments

3
 2
 2

Price: \$3,000,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Apartment



2/212a Kooyong Rd TOORAK 3142 (REI)

Agent Comments

3
 3
 2

Price: \$3,200,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment



1/212a Kooyong Rd TOORAK 3142 (REI)

Agent Comments

3
 3
 2

Price: \$3,300,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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