

## 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

22/21 BRUCE STREET TOORAK VIC 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Toorak

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

2/274A DOMAIN ROAD SOUTH YARRA VIC 3141

\$470,000

01-Mar-25

3/56-58 CHATSWORTH ROAD PRAHRAN VIC 3181

\$480,000

30-Apr-25

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 6 months.

This Statement of Information was prepared on: 27 June 2025

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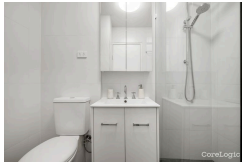


**2/274A DOMAIN ROAD SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price **\$470,000** Sold Date **01-Mar-25**

Distance **1.51km**



**3/56-58 CHATSWORTH ROAD  
PRAHRAN VIC 3181**

 1  1  1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **30-Apr-25**

Distance **1.58km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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