

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

23/417 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$675,000

&

\$740,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Toorak

Period - From 01/07/2025

to

30/09/2025

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	22/17-23 Mona PI SOUTH YARRA 3141	\$740,000	04/10/2025
2	4/272 Williams Rd TOORAK 3142	\$705,000	25/06/2025
3	4/710 Orrong Rd TOORAK 3142	\$695,000	22/08/2025

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:

28/10/2025 13:40



 2  1  1

Property Type:
Agent Comments

Indicative Selling Price
\$675,000 - \$740,000
Median Unit Price
September quarter 2025: \$1,100,000

Comparable Properties



22/17-23 Mona PI SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$740,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Apartment



4/272 Williams Rd TOORAK 3142 (REI/VG)

Agent Comments

 2  1  1

Price: \$705,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment



4/710 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

 2  1  1

Price: \$695,000
Method: Private Sale
Date: 22/08/2025
Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504