### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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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	
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#### Median sale price

Median price	\$1,100,000	Pro	perty Type Ur	it		Suburb	Toorak
Period - From	01/07/2025	to	30/09/2025	So	urce	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

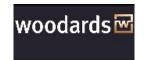
Add	dress of comparable property	Price	Date of sale
1	22/17-23 Mona PI SOUTH YARRA 3141	\$740,000	04/10/2025
2	4/272 Williams Rd TOORAK 3142	\$705,000	25/06/2025
3	4/710 Orrong Rd TOORAK 3142	\$695,000	22/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
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**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)

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

Property Type: Apartment

**Agent Comments** 



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

2





**Agent Comments** 

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

Property Type: Apartment



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



**Agent Comments** 

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





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