

## 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

3/4 LAMBERT ROAD 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

Unit

Suburb

Toorak

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

### 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

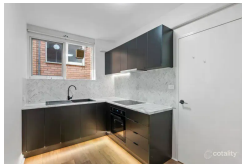
Date of sale

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 3/425 TOORAK ROAD TOORAK VIC 3142 | \$530,000 | 25-May-26 |
| 12/4 LAMBERT ROAD TOORAK VIC 3142 | \$545,000 | 10-Jun-26 |
| 10/1 RUABON ROAD TOORAK VIC 3142  | \$555,000 | 09-May-26 |

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: 28 September 2026



**3/425 TOORAK ROAD TOORAK  
VIC 3142**

 2  1  -

Sold Price

**\$530,000**

Sold Date **25-May-26**

Distance

**0.83km**



**12/4 LAMBERT ROAD TOORAK VIC  
3142**

 2  1  1

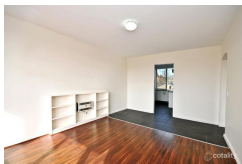
Sold Price

<sup>RS</sup> **\$545,000** <sup>UN</sup>

Sold Date **10-Jun-26**

Distance

**0km**



**10/1 RUABON ROAD TOORAK VIC  
3142**

 2  1  1

Sold Price

**\$555,000**

Sold Date **09-May-26**

Distance

**0.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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