

# 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

4/526 Toorak Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$809,000

### Median sale price

Median price

\$901,750

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2024

to

31/03/2025

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	7/272 Williams Rd TOORAK 3142	\$805,000	07/05/2025
2	13/47 Denbigh Rd ARMADALE 3143	\$825,000	02/05/2025
3	6/38a Kensington Rd SOUTH YARRA 3141	\$830,000	10/03/2025

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:

19/05/2025 13:32



4/526 Toorak Road, Toorak Vic 3142



Andrew James  
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0411 420 788

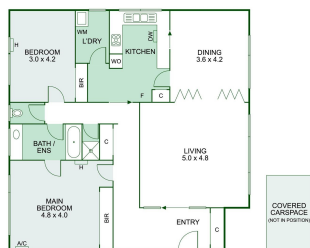
andrew.james@belleproperty.com

**Indicative Selling Price**

\$809,000

**Median Unit Price**

Year ending March 2025: \$901,750



2 1 1

**Property Type:** Apartment

**Land Size:** 118 sqm approx

**Agent Comments**

## Comparable Properties



**7/272 Williams Rd TOORAK 3142 (REI)**

**Agent Comments**

2 1 1

**Price:** \$805,000

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** Apartment



**13/47 Denbigh Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$825,000

**Method:** Private Sale

**Date:** 02/05/2025

**Property Type:** Apartment



**6/38a Kensington Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**

2 - -

**Price:** \$830,000

**Method:** Sale

**Date:** 10/03/2025

**Property Type:** Strata Unit/Flat

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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