

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

47 Bruce Street, Toorak Vic 3142

Indicative selling price

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

Single price

\$5,990,000

Median sale price

Median price

\$3,900,000

Property Type

House

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	10 Kyeamba Gr TOORAK 3142	\$7,500,000	01/06/2025
2	34 Balmerino Av TOORAK 3142	\$6,110,000	31/05/2025
3	16 Verdant Av TOORAK 3142	\$6,750,000	27/05/2025

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:

12/11/2025 15:00



4 4 2

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
\$5,990,000
Median House Price
September quarter 2025: \$3,900,000

Comparable Properties



10 Kyeamba Gr TOORAK 3142 (REI/VG)

Agent Comments

4 2 4

Price: \$7,500,000
Method: Private Sale
Date: 01/06/2025
Property Type: House
Land Size: 559 sqm approx



34 Balmerino Av TOORAK 3142 (REI/VG)

Agent Comments

4 2 3

Price: \$6,110,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx



16 Verdant Av TOORAK 3142 (VG)

Agent Comments

4 - -

Price: \$6,750,000
Method: Sale
Date: 27/05/2025
Property Type: House (Res)
Land Size: 461 sqm approx