

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

9/298 WILLIAMS ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

Unit

Suburb

Toorak

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

5/2A WASHINGTON STREET TOORAK VIC 3142	\$375,000	04-Dec-24
2/486 TOORAK ROAD TOORAK VIC 3142	\$365,000	10-Jan-25
6/486 TOORAK ROAD TOORAK VIC 3142	\$390,000	17-Apr-24

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: 13 February 2025



**5/2A WASHINGTON STREET
TOORAK VIC 3142**

1 1 -

Sold Price **\$375,000** Sold Date **04-Dec-24**

Distance **0.07km**



**2/486 TOORAK ROAD TOORAK
VIC 3142**

1 1 -

Sold Price **\$365,000** Sold Date **10-Jan-25**

Distance **0.65km**



**6/486 TOORAK ROAD TOORAK
VIC 3142**

1 1 -

Sold Price **\$390,000** Sold Date **17-Apr-24**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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