

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

95/145 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$903,750

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2024

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	28/350 Toorak Rd SOUTH YARRA 3141	\$1,300,000	20/09/2025
2	1/7 Struan St TOORAK 3142	\$1,300,000	10/09/2025
3	6/71 Lansell Rd TOORAK 3142	\$1,200,000	26/06/2025

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:

13/11/2025 15:21

**Rooms:** 5**Property Type:** Apartment**Agent Comments****Indicative Selling Price**

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending September 2025: \$903,750

Comparable Properties

**28/350 Toorak Rd SOUTH YARRA 3141 (REI)**

3



2



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Agent Comments

Similar in accommodation and size, superior aspect, similar building

Price: \$1,300,000**Method:** Auction Sale**Date:** 20/09/2025**Property Type:** Apartment**1/7 Struan St TOORAK 3142 (REI/VG)**

3



2



2

Agent Comments

Inferior building, similar interior standard

Price: \$1,300,000**Method:** Private Sale**Date:** 10/09/2025**Property Type:** Unit**6/71 Lansell Rd TOORAK 3142 (REI/VG)**

3



2



1

Agent Comments

Inferior

Price: \$1,200,000**Method:** Sold Before Auction**Date:** 26/06/2025**Property Type:** Apartment**Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504**