

# 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

20 May 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)

Range between \$1,800,000

&

\$1,950,000

### Median sale price

Median price \$2,850,000

Property Type House

Suburb Toorak

Period - From 01/01/2025

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	27 Phoenix St SOUTH YARRA 3141	\$1,875,000	24/05/2025
2	29 Bayview St PRAHRAN 3181	\$1,870,000	17/05/2025
3	1 Barnsbury Rd SOUTH YARRA 3141	\$1,825,000	30/11/2024

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:

29/05/2025 13:33



2 1 1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
March quarter 2025: \$2,850,000

## Comparable Properties



**27 Phoenix St SOUTH YARRA 3141 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)



**29 Bayview St PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 -

**Price:** \$1,870,000  
**Method:** Private Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)



**1 Barnsbury Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,825,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 232 sqm approx

**Account - Marshall White** | P: 03 9822 9999