Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

oad, Toorak Vic 3142
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Indicative selling price

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

Range between \$1,800,000	&	\$1,950,000
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Median sale price

Median price	\$2,850,000	Pro	perty 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

		1 1100	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



Date of sale







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)

Price: \$1,875,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res)

Agent Comments



29 Bayview St PRAHRAN 3181 (REI)

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Price: \$1,870,000 Method: Private Sale

Date: 17/05/2025 Property Type: House (Res) **Agent Comments**



1 Barnsbury Rd SOUTH YARRA 3141 (REI/VG)

Price: \$1,825,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 232 sqm approx **Agent Comments**

Account - Marshall White | P: 03 9822 9999





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