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
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Address Including suburb and	1a Landale Road, Toorak Vic 3142
postcode	

Indicative selling price

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

Range between	\$3,800,000	&	\$4,050,000

Median sale price

Median price	\$4,304,000	Pro	perty Type	House		Suburb	Toorak
Period - From	30/07/2024	to	29/07/2025		Source	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1/7 Irving Rd TOORAK 3142	\$3,850,000	15/03/2025
2	6/226a Kooyong Rd TOORAK 3142	\$3,900,000	15/02/2025
3			

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:	30/07/2025 16:11



Date of sale







Property Type: House Agent Comments

Indicative Selling Price \$3,800,000 - \$4,050,000 Median House Price 30/07/2024 - 29/07/2025: \$4,304,000

Comparable Properties



1/7 Irving Rd TOORAK 3142 (REI/VG)

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3

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3

Price: \$3,850,000

Method: Expression of Interest

Date: 15/03/2025

Property Type: Apartment

Agent Comments



6/226a Kooyong Rd TOORAK 3142 (REI/VG)

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4





7

Price: \$3,900,000 **Method:** Auction Sale **Date:** 15/02/2025

Property Type: House (Res) **Land Size:** 490 sqm approx

Agent Comments

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.

Account - RT Edgar | P: 03 9826 1000





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