

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

1a Landale Road, Toorak Vic 3142

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

Property 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 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	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



3 2 3

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)

Agent Comments

3 3 2

Price: \$3,850,000
Method: Expression of Interest
Date: 15/03/2025
Property Type: Apartment



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

Agent Comments

4 4 2

Price: \$3,900,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 490 sqm approx

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.