

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

8/24 Springfield Avenue, Toorak Vic 3142

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$975,000

Property Type

Unit

Suburb

Toorak

Period - From

01/04/2025

to

30/06/2025

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	4/8 Ardoch Av ST KILDA EAST 3183	\$955,000	01/03/2025
2	21/384 Toorak Rd SOUTH YARRA 3141	\$935,000	26/02/2025
3	18/24-26 Springfield Av TOORAK 3142	\$1,030,000	19/02/2025

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:

08/07/2025 17:06



2
 1
 1

Property Type: Strata Unit/Flat

Land Size: 108 sqm approx

Agent Comments

2 Bedroom + Study/Bedroom, 1 Bathroom, 1 Car space. Owners Corp \$725/qtr, Council rates \$365/qtr.

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2025: \$975,000

Comparable Properties



4/8 Ardoch Av ST KILDA EAST 3183 (REI/VG)

2
 1
 1

Price: \$955,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Apartment

Agent Comments

Similar era construction and size, lacks outdoor space, lacks study/bedroom



21/384 Toorak Rd SOUTH YARRA 3141 (REI/VG)

2
 1
 1

Price: \$935,000

Method: Private Sale

Date: 26/02/2025

Property Type: Apartment

Agent Comments

Similar layout and size, inferior location on main road



18/24-26 Springfield Av TOORAK 3142 (REI)

3
 1
 1

Price: \$1,030,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Unit

Agent Comments

3 bedroom configuration of identical floorplan, in the same block. This listing shows potential for a 3 bedroom format with the same internal space.

Account - Thomson | P: 03 95098244 | F: 95009693



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