

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

7 Yarradale Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$5,000,000

&

\$5,500,000

Median sale price

Median price

\$4,304,000

Property Type

House

Suburb

Toorak

Period - From

18/06/2024

to

17/06/2025

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	56 Mathoura Rd TOORAK 3142	\$5,450,000	03/06/2025
2	2 Stonnington PI TOORAK 3142	\$5,200,000	26/05/2025
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:

18/06/2025 16:38



 3  2  2

Property Type: House
Land Size: 427 sqm approx
Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
18/06/2024 - 17/06/2025: \$4,304,000

Comparable Properties



56 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

 3  2  2

Price: \$5,450,000
Method: Private Sale
Date: 03/06/2025
Property Type: House
Land Size: 593 sqm approx



2 Stonnington PI TOORAK 3142 (REI)

Agent Comments

 4  2  2

Price: \$5,200,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 892 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.

Account - Marshall White | P: 03 9822 9999



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