

# 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

63/546 Toorak Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$900,000

Property Type Unit

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	Price	Date of sale
1	1201/661 Chapel St SOUTH YARRA 3141	\$1,300,000	19/04/2025
2	3/43-49 Clowes St SOUTH YARRA 3141	\$1,118,500	12/04/2025
3	12/15 Irving Av PRAHRAN 3181	\$1,178,000	09/04/2025

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:

10/06/2025 11:31

63/546 Toorak Road, Toorak Vic 3142



Walter Summons

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

March quarter 2025: \$900,000



2 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1201/661 Chapel St SOUTH YARRA 3141 (VG)**

Agent Comments

2 - -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 19/04/2025

**Property Type:** Strata Unit/Flat



**3/43-49 Clowes St SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 1

**Price:** \$1,118,500

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)



**12/15 Irving Av PRAHRAN 3181 (REI)**

Agent Comments

2 2 1

**Price:** \$1,178,000

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** Townhouse (Single)

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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