

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

17/621-623 TOORAK ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,048,444

Property type

Unit

Suburb

Toorak

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

5/2A-4A MYOORA ROAD TOORAK VIC 3142	\$376,000	15-Feb-25
MATHOURA ROAD TOORAK VIC 3142	\$400,000	12-Mar-25
214/14 ELIZABETH STREET MALVERN VIC 3144	\$395,000	10-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 03 June 2025

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**5/2A-4A MYOORA ROAD TOORAK VIC 3142**

 1  1  1

Sold Price

\$376,000

Sold Date

15-Feb-25

Distance

0.29km**MATHOURA ROAD TOORAK VIC 3142**

 1  1  1

Sold Price

\$400,000

Sold Date

12-Mar-25

Distance

1.45km**214/14 ELIZABETH STREET MALVERN VIC 3144**

 1  1  1

Sold Price

\$395,000

Sold Date

10-Feb-25

Distance

1.53km**RS** = Recent sale**UN** = Undisclosed Sale

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