

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

8/402 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$650,000

&

\$715,000

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	4/656 Toorak Rd TOORAK 3142	\$650,000	16/07/2025
2	18/7-9 Irving Av PRAHRAN 3181	\$720,000	11/07/2025
3	2/646 Toorak Rd TOORAK 3142	\$688,000	10/02/2025

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:

21/07/2025 09:09



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
June quarter 2025: \$975,000

Comparable Properties



4/656 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 16/07/2025
Property Type: Unit



18/7-9 Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$720,000
Method: Sold Before Auction
Date: 11/07/2025
Property Type: Apartment



2/646 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$688,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment
Land Size: 68 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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