

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

11 Myoora Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

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	1/8 Devorgilla Av TOORAK 3142	\$1,840,000	24/05/2025
2	1 Orchard St ARMADALE 3143	\$1,988,000	23/05/2025
3	13b Lambeth Av ARMADALE 3143	\$2,100,000	08/05/2025

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:

14/07/2025 14:20



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median Unit Price

June quarter 2025: \$975,000

Comparable Properties



1/8 Devorgilla Av TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,840,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



1 Orchard St ARMADALE 3143 (REI)

Agent Comments

3 2 1

Price: \$1,988,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)



13b Lambeth Av ARMADALE 3143 (REI)

Agent Comments

3 2 1

Price: \$2,100,000

Method: Private Sale

Date: 08/05/2025

Property Type: House

Account - Marshall White | P: 03 9822 9999



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