

# 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

15/411 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 \$740,000 & \$800,000

### 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	4/27 Wallace Av TOORAK 3142	\$790,000	04/02/2025
2	9/53 Grange Rd TOORAK 3142	\$765,000	16/01/2025
3	2/411 Toorak Rd TOORAK 3142	\$730,000	28/10/2024

**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:

26/04/2025 12:20



2   1   1

**Property Type:** Apartment

[Agent Comments](#)

**Indicative Selling Price**

\$740,000 - \$800,000

**Median Unit Price**

March quarter 2025: \$900,000

## Comparable Properties



**4/27 Wallace Av TOORAK 3142 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$790,000

**Method:** Auction Sale

**Date:** 04/02/2025

**Property Type:** Apartment



**9/53 Grange Rd TOORAK 3142 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 16/01/2025

**Property Type:** Apartment



**2/411 Toorak Rd TOORAK 3142 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** Apartment

Account - RT Edgar | P: 03 9826 1000



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