

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

1-3/5 Monomeath Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$4,400,000 & \$4,800,000

Median sale price

Median price \$3,072,500 Property Type House Suburb Toorak

Period - From 01/01/2024 to 31/03/2024 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	6 Denham PI TOORAK 3142	\$4,728,000	09/04/2024
2	3 Parslow St MALVERN 3144	\$4,520,000	23/03/2024
3	328 Glenferrie Rd MALVERN 3144	\$4,300,000	24/02/2024

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:

27/05/2024 13:48



Property Type: Townhouses/
Land

Agent Comments

Indicative Selling Price
\$4,400,000 - \$4,800,000
Median House Price
March quarter 2024: \$3,072,500

Comparable Properties



6 Denham PI TOORAK 3142 (REI)

Agent Comments



Price: \$4,728,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 502 sqm approx



3 Parslow St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$4,520,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 706 sqm approx



328 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments



Price: \$4,300,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999