

# 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 Sargood Street, 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

\$5,500,000

&

\$5,750,000

### Median sale price

Median price

\$5,080,000

Property Type

House

Suburb

Toorak

Period - From

01/04/2023

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	37 Tintern Av TOORAK 3142	\$6,000,000	09/04/2024
2	47 Grandview Gr PRAHRAN 3181	\$5,845,000	26/03/2024
3	5 Elm Gr ARMADALE 3143	\$5,450,000	28/10/2023

**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:

15/04/2024 20:35

1 Sargood Street, Toorak Vic 3142



 4  3  2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 408 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$5,500,000 - \$5,750,000  
**Median House Price**  
Year ending March 2024: \$5,080,000

## Comparable Properties



**37 Tintern Av TOORAK 3142 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$6,000,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** House  
**Land Size:** 596 sqm approx



**47 Grandview Gr PRAHRAN 3181 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$5,845,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House (Res)



**5 Elm Gr ARMADALE 3143 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$5,450,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 528 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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