

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

10/298 Williams Road, Toorak Vic 3142

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/04/2025 to 31/03/2026 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	13/403 Toorak Rd SOUTH YARRA 3141	\$305,500	14/05/2026
2	15/298 Williams Rd TOORAK 3142	\$324,500	06/05/2026
3	18/298 Williams Rd TOORAK 3142	\$335,000	27/11/2025

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:

26/05/2026 11:27



Property Type: Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending March 2026: \$1,050,000

Comparable Properties



13/403 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$305,500

Method: Private Sale

Date: 14/05/2026

Property Type: Apartment



15/298 Williams Rd TOORAK 3142 (REI)

Agent Comments



Price: \$324,500

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment



18/298 Williams Rd TOORAK 3142 (REI)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment

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