

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

11/411 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$710,000 & \$780,000

Median sale price

Median price \$962,500 Property Type Unit 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	10/411 Toorak Rd TOORAK 3142	\$780,000	04/05/2024
2	5/579 Toorak Rd TOORAK 3142	\$750,000	16/05/2024
3	1/64a Williams Rd PRAHRAN 3181	\$720,000	05/05/2024

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:

31/05/2024 16:17



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$710,000 - \$780,000

Median Unit Price

March quarter 2024: \$962,500

Comparable Properties



10/411 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit



5/579 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Sold Before Auction

Date: 16/05/2024

Property Type: Apartment



1/64a Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$720,000

Method: Private Sale

Date: 05/05/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000