

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 Woodside Crescent, Toorak Vic 3142

Indicative selling price

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

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

Median sale price

Median price \$4,426,600 Property Type House Suburb Toorak

Period - From 01/10/2023 to 31/12/2023 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	40 Chomley St PRAHRAN 3181	\$4,520,000	17/12/2023
2	34 Cloverdale Av TOORAK 3142	\$4,500,000	29/08/2023
3	31 Grange Rd TOORAK 3142	\$4,400,000	22/08/2023

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: 13/02/2024 10:21



 4  2  3

Property Type: House

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

December quarter 2023: \$4,426,600

Comparable Properties



40 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

 4  2  3

Price: \$4,520,000

Method: Private Sale

Date: 17/12/2023

Property Type: House

Land Size: 508 sqm approx



34 Cloverdale Av TOORAK 3142 (REI/VG)

Agent Comments

 3  -  -

Price: \$4,500,000

Method: Expression of Interest

Date: 29/08/2023

Property Type: House (Res)

Land Size: 400 sqm approx



31 Grange Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  2  2

Price: \$4,400,000

Method: Private Sale

Date: 22/08/2023

Property Type: House (Res)

Land Size: 467 sqm approx

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