

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

12/4 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Range between \$530,000

&

\$570,000

Median sale price

Median price \$928,000

Property Type Unit

Suburb Toorak

Period - From 19/05/2025

to

18/05/2026

Source Property Data

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	15/1 Ruabon Rd TOORAK 3142	\$562,500	28/03/2026
2	11/8 Lambert Rd TOORAK 3142	\$580,000	19/03/2026
3	7/327 Orrong Rd ST KILDA EAST 3183	\$530,000	19/03/2026

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:

19/05/2026 15:38



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

19/05/2025 - 18/05/2026: \$928,000

Comparable Properties



15/1 Ruabon Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$562,500

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment



11/8 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments

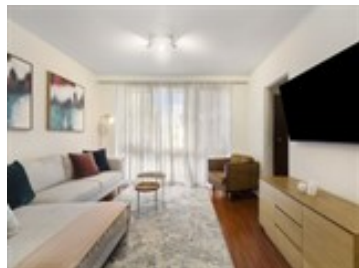


Price: \$580,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment



7/327 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment

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