

# 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

19 May Road, 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$5,580,000 Property Type House Suburb Toorak

Period - From 01/10/2022 to 30/09/2023 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 | 33 May Rd TOORAK 3142          | \$2,875,000 | 02/11/2023   |
| 2 | 13 May Rd TOORAK 3142          | \$2,830,000 | 15/09/2023   |
| 3 | 1 Theodore Ct TOORAK 3142      | \$2,800,000 | 15/10/2023   |

**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:

13/11/2023 10:46

19 May Road, Toorak Vic 3142



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 287 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
Year ending September 2023: \$5,580,000

## Comparable Properties



**33 May Rd TOORAK 3142 (REI)**



**Agent Comments**

**Price:** \$2,875,000  
**Method:** Auction Sale  
**Date:** 02/11/2023  
**Property Type:** House (Res)  
**Land Size:** 295 sqm approx



**13 May Rd TOORAK 3142 (REI)**



**Agent Comments**

**Price:** \$2,830,000  
**Method:** Private Sale  
**Date:** 15/09/2023  
**Property Type:** House



**1 Theodore Ct TOORAK 3142 (REI)**



**Agent Comments**

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 15/10/2023  
**Property Type:** House  
**Land Size:** 352 sqm approx

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



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