



Meadows  
Property  
Group



## STATEMENT OF INFORMATION

2/4 Lambert Road Toorak

## 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

2/4 LAMBERT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Flats

Suburb

Toorak

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

4/2-4 RUABON ROAD TOORAK VIC 3142	\$507,000	28-Jan-24
11/4 LAMBERT ROAD TOORAK VIC 3142	\$635,000	31-Jan-24

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 6 months.

This Statement of Information was prepared on: 13 March 2024



**4/2-4 RUABON ROAD TOORAK VIC 3142**

Sold Price

<sup>RS</sup> **\$507,000**

Sold Date **28-Jan-24**

2 1 1

Distance **0.19km**



**11/4 LAMBERT ROAD TOORAK VIC 3142**

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date **31-Jan-24**

2 1 1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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