

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

2/5 GORDON STREET TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

Unit

Suburb

Toorak

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

12/5 GORDON STREET TOORAK VIC 3142	\$445,000	03-Jun-26
3/393 TOORAK ROAD SOUTH YARRA VIC 3141	\$420,000	28-Mar-26
16/22A ROCKLEY ROAD SOUTH YARRA VIC 3141	\$445,000	21-Jul-26

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: 25 August 2026

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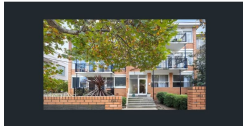


**12/5 GORDON STREET TOORAK
VIC 3142**

1 1 1

Sold Price **\$445,000** Sold Date **03-Jun-26**

Distance **0km**



**3/393 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$420,000** Sold Date **28-Mar-26**

Distance **0.46km**



**16/22A ROCKLEY ROAD SOUTH
YARRA VIC 3141**

1 1 -

Sold Price ^{RS} **\$445,000** Sold Date **21-Jul-26**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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