

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

21 Woodside Crescent, Toorak Vic 3142

Indicative selling price

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

Range between

\$3,900,000

&

\$4,290,000

Median sale price

Median price

\$4,310,000

Property Type

House

Suburb

Toorak

Period - From

01/04/2024

to

31/03/2025

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.

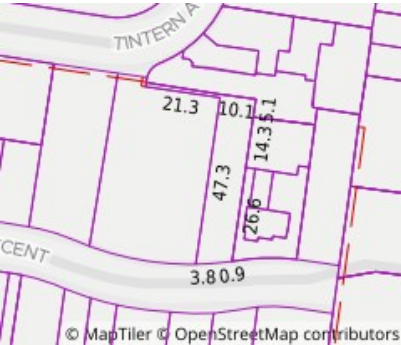
	Address of comparable property	Price	Date of sale
1	32 Lansell Rd TOORAK 3142	\$4,355,000	01/03/2025
2	54 Rose St ARMADALE 3143	\$4,235,000	14/12/2024
3	13 Turnbull Av TOORAK 3142	\$3,800,000	30/11/2024

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:

27/05/2025 12:30



Property Type:
Agent Comments

Indicative Selling Price
\$3,900,000 - \$4,290,000
Median House Price
Year ending March 2025: \$4,310,000

Comparable Properties



32 Lansell Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$4,355,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 542 sqm approx



54 Rose St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$4,235,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 629 sqm approx



13 Turnbull Av TOORAK 3142 (REI/VG)

Agent Comments



Price: \$3,800,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 627 sqm approx

Account - Marshall White | P: 03 9822 9999



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