

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

238 Kooyong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$5,080,000 Property Type House Suburb Toorak

Period - From 01/04/2023 to 31/03/2024 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 | 1/17 Talbot Cr KOOYONG 3144 | \$1,850,000 | 20/03/2024 |
| 2 | 1/1 Monaro Rd KOOYONG 3144 | \$1,665,500 | 07/03/2024 |
| 3 | 104 Elizabeth St KOOYONG 3144 | \$1,574,000 | 16/03/2024 |

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:

27/06/2024 10:44



3 1 1

Property Type: Development Site
(Commercial)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending March 2024: \$5,080,000

Comparable Properties



1/17 Talbot Cr KOOYONG 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Townhouse (Res)



1/1 Monaro Rd KOOYONG 3144 (REI/VG)

Agent Comments

4 2 3

Price: \$1,665,500

Method: Private Sale

Date: 07/03/2024

Property Type: House



104 Elizabeth St KOOYONG 3144 (REI/VG)

Agent Comments

4 1 2

Price: \$1,574,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999