

# 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

268 Domain Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$16,000,000 & \$17,000,000

### Median sale price

Median price \$2,162,000

Property Type House

Suburb South Yarra

Period - From 01/07/2025

to 30/06/2026

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 | 28 Hill St TOORAK 3142         | \$13,425,000 | 05/05/2026   |
| 2 | 8 Montrose Ct TOORAK 3142      | \$19,750,000 | 25/03/2026   |
| 3 | 5 Glover Ct TOORAK 3142        | \$12,400,000 | 04/03/2026   |

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:

18/08/2026 17:40



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**Property Type:** House  
**Land Size:** 868 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$16,000,000 - \$17,000,000  
**Median House Price**  
Year ending June 2026: \$2,162,000

## Comparable Properties



**28 Hill St TOORAK 3142 (REI)**

**Agent Comments**

 5  6  6

**Price:** \$13,425,000  
**Method:** Private Sale  
**Date:** 05/05/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**8 Montrose Ct TOORAK 3142 (REI)**

**Agent Comments**

 4  5  6

**Price:** \$19,750,000  
**Method:** Private Sale  
**Date:** 25/03/2026  
**Property Type:** House (Res)  
**Land Size:** 1590 sqm approx



**5 Glover Ct TOORAK 3142 (REI/VG)**

**Agent Comments**

 4  4  4

**Price:** \$12,400,000  
**Method:** Private Sale  
**Date:** 04/03/2026  
**Property Type:** House  
**Land Size:** 558 sqm approx

**Account - RT Edgar | P: 03 9826 1000**