

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

29a Jackson Street, Toorak Vic 3142

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$3,072,500 Property Type House Suburb Toorak

Period - From 01/01/2024 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	4/692 Orrong Rd TOORAK 3142	\$1,500,000	28/02/2024
2	41d Clara St SOUTH YARRA 3141	\$1,475,000	16/05/2024
3	3/1 Lansell Rd TOORAK 3142	\$1,450,000	22/05/2024

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:

04/06/2024 09:44



Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2024: \$3,072,500

Comparable Properties



4/692 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 28/02/2024
Property Type: Apartment



41d Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,475,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: Townhouse (Res)



3/1 Lansell Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: Apartment

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