

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

3/4 LAMBERT ROAD 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

\$550,000

&

\$570,000

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

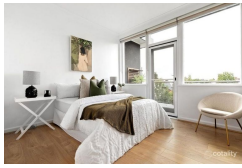
Date of sale

12/4 LAMBERT ROAD TOORAK VIC 3142	\$545,000	10-Jun-26
11/8 LAMBERT ROAD TOORAK VIC 3142	\$580,000	10-Mar-26
15/1 RUABON ROAD TOORAK VIC 3142	\$562,500	28-Mar-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: 13 August 2026



12/4 LAMBERT ROAD TOORAK VIC 3142

Sold Price

^{RS} **\$545,000** ^{UN}

Sold Date

10-Jun-26

2

1

1

Distance

0km



11/8 LAMBERT ROAD TOORAK VIC 3142

Sold Price

\$580,000

Sold Date

10-Mar-26

2

1

1

Distance

0.04km



15/1 RUABON ROAD TOORAK VIC 3142

Sold Price

\$562,500

Sold Date

28-Mar-26

2

1

1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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