

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

33/417 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$975,000

Property Type Unit

Suburb Toorak

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	7/19 Kensington Rd SOUTH YARRA 3141	\$732,500	22/05/2026
2	9/723 Orrong Rd TOORAK 3142	\$770,000	19/03/2026
3	6/767 Malvern Rd TOORAK 3142	\$722,500	12/03/2026

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:

28/08/2026 15:48



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Property Type:
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 Year ending June 2026: \$975,000

Comparable Properties



7/19 Kensington Rd SOUTH YARRA 3141 (REI/VG)

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Price: \$732,500
Method: Sold Before Auction
Date: 22/05/2026
Property Type: Apartment

Agent Comments

Similar accommodation and within close proximity to the subject property, providing a relevant comparison.



9/723 Orrong Rd TOORAK 3142 (REI/VG)

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Price: \$770,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment

Agent Comments

Considered relevant due to its location, accommodation and recent sale date.



6/767 Malvern Rd TOORAK 3142 (REI/VG)

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Price: \$722,500
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment

Agent Comments

Provides a useful price comparison given its similar location.

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504