

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

4 Maxwell Court, Toorak Vic 3142

Indicative selling price

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

Range between \$7,500,000

&

\$8,000,000

Median sale price

Median price \$4,089,000

Property Type House

Suburb Toorak

Period - From 01/04/2026

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	5 Russell St TOORAK 3142	\$7,505,000	17/05/2026
2	2 Yarradale Rd TOORAK 3142	\$7,850,000	28/04/2026
3	6 Blackfriars Cl TOORAK 3142	\$7,912,500	22/04/2026

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 589 sqm approx
 Agent Comments

Indicative Selling Price
 \$7,500,000 - \$8,000,000
Median House Price
 June quarter 2026: \$4,089,000

Comparable Properties



5 Russell St TOORAK 3142 (REI)

Agent Comments



Price: \$7,505,000
Method: Private Sale
Date: 17/05/2026
Property Type: House
Land Size: 915 sqm approx



2 Yarradale Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$7,850,000
Method: Expression of Interest
Date: 28/04/2026
Property Type: House (Res)
Land Size: 360 sqm approx

6 Blackfriars Cl TOORAK 3142 (VG)

Agent Comments



Price: \$7,912,500
Method: Sale
Date: 22/04/2026
Property Type: House (Res)
Land Size: 788 sqm approx

Account - RT Edgar | P: 03 9826 1000



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