

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

5/16 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/04/2025 to 31/03/2026 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	9/723 Orrong Rd TOORAK 3142	\$770,000	19/03/2026
2	7/41 Sutherland Rd ARMADALE 3143	\$730,000	19/02/2026
3	3/19 Kensington Rd SOUTH YARRA 3064	\$730,000	14/02/2026

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:

15/04/2026 12:43

5/16 Tintern Avenue, Toorak Vic 3142



Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

Year ending March 2026: \$1,050,000



2 1 1

Property Type: Apartment

Land Size: 1169.71 sqm approx

Agent Comments

Comparable Properties



9/723 Orrong Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment



7/41 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 2

Price: \$730,000

Method: Auction Sale

Date: 19/02/2026

Property Type: Apartment



3/19 Kensington Rd SOUTH YARRA 3064 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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