

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

5/27 WALLACE AVENUE 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

\$760,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,048,444

Property type

Unit

Suburb

Toorak

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

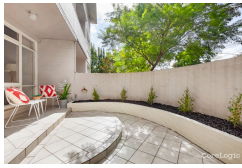
1/27 WALLACE AVENUE TOORAK VIC 3142	\$780,000	29-Apr-25
4/27 WALLACE AVENUE TOORAK VIC 3142	\$790,000	04-Feb-25
7/272 WILLIAMS ROAD TOORAK VIC 3142	\$805,000	07-May-25

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: 29 May 2025

Shape Property Pty Ltd
P (03) 9885 6688
M 0419112635
E concierge@shapepropertygroup.com.au



**1/27 WALLACE AVENUE TOORAK
VIC 3142**

2 1 1

Sold Price ^{RS} **\$780,000** ^{UN} Sold Date **29-Apr-25**

Distance **0km**

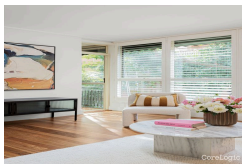


**4/27 WALLACE AVENUE TOORAK
VIC 3142**

2 1 1

Sold Price **\$790,000** Sold Date **04-Feb-25**

Distance **0km**



**7/272 WILLIAMS ROAD TOORAK
VIC 3142**

2 1 1

Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **07-May-25**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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