

# 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

5/579 Toorak Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,152,500 Property Type Unit Suburb Toorak

Period - From 01/10/2022 to 30/09/2023 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	11/264 Williams Rd TOORAK 3142	\$902,500	29/08/2023
2	5/49 Bruce St TOORAK 3142	\$881,000	23/09/2023
3	8/153 Kooyong Rd TOORAK 3142	\$871,000	03/11/2023

**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:

28/11/2023 16:42



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median Unit Price**

Year ending September 2023: \$1,152,500

## Comparable Properties



11/264 Williams Rd TOORAK 3142 (REI/VG)

Agent Comments

2   2   1

**Price:** \$902,500

**Method:** Private Sale

**Date:** 29/08/2023

**Property Type:** Unit



5/49 Bruce St TOORAK 3142 (REI/VG)

Agent Comments

2   1   1

**Price:** \$881,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Unit



8/153 Kooyong Rd TOORAK 3142 (REI)

Agent Comments

2   1   1

**Price:** \$871,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** Unit

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455