

# 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

52/546 Toorak Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$901,750

Property Type Unit

Suburb Toorak

Period - From 01/04/2024

to

31/03/2025

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	4/777 Malvern Rd TOORAK 3142	\$1,800,000	02/04/2025
2	21/512 Toorak Rd TOORAK 3142	\$1,910,000	22/03/2025
3	1/589 Toorak Rd TOORAK 3142	\$2,000,000	10/02/2025

**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:

30/04/2025 13:12



 3
  2
  2

**Rooms:** 6

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median Unit Price**

Year ending March 2025: \$901,750

## Comparable Properties



**4/777 Malvern Rd TOORAK 3142 (REI)**

Agent Comments

 3
  2
  2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 02/04/2025

**Property Type:** Apartment



**21/512 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

 3
  2
  2

**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Apartment



**1/589 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments

 3
  2
  2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 10/02/2025

**Property Type:** Apartment

**Account - Marshall White** | P: 03 9822 9999



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