

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

7 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$4,350,000

Property Type House

Suburb Toorak

Period - From 01/07/2025

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	57 Pridham St PRAHRAN 3181	\$2,085,000	27/06/2026
2	39 Closeburn Av PRAHRAN 3181	\$2,300,000	03/05/2026
3	37 Mcilwrick St WINDSOR 3181	\$2,310,000	23/05/2026

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:

28/07/2026 13:25

7 Lambert Road, Toorak Vic 3142



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Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending June 2026: \$4,350,000



Property Type: House

Agent Comments

Comparable Properties



57 Pridham St PRAHRAN 3181 (REI)

Agent Comments



Price: \$2,085,000

Method: Private Sale

Date: 27/06/2026

Property Type: House



39 Closeburn Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 03/05/2026

Property Type: House (Res)



37 McIlwrick St WINDSOR 3181 (REI)

Agent Comments



Price: \$2,310,000

Method: Private Sale

Date: 23/05/2026

Property Type: House

Land Size: 250 sqm approx

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



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