

# 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 70 St Georges 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 \$2,800,000 & \$3,080,000

### Median sale price

Median price \$4,430,000 Property type House Suburb Toorak

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
5 Kyeamba Grove, Toorak	\$3,085,000	24/02/2024
53 Washington Street, Toorak	\$3,000,000	29/11/2023
25 Canberra Road, Toorak	\$2,830,000	20/05/2023

This Statement of Information was prepared on: 26 February 2024