

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

8/4 Lambert Road, Toorak VIC 3142

Indicative selling price

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

Range between

\$560,000

&

\$600,000

Median sale price

Median price

\$975,000

Property Type

Unit

Suburb

Toorak

Period - From

06/01/2026

to

05/07/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12/4 Lambert Rd, Toorak Vic	\$545,000	06/06/2026
15/1 Ruabon Rd, Toorak Vic	\$562,500	28/03/2026
11/8 Lambert Rd, Toorak Vic	\$580,000	19/03/2026

This Statement of Information was prepared on:

06/07/2026