

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 Duffryn Place, Toorak Vic 3142

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

Median sale price

Median price \$5,580,000

Property Type House

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	31 Grange Rd TOORAK 3142	\$4,400,000	22/08/2023
2	24 Denham Pl TOORAK 3142	\$4,210,000	09/08/2023
3	12 Somers Av MALVERN 3144	\$4,013,500	11/05/2023

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:

03/11/2023 12:46



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,180,000
Median House Price
Year ending September 2023: \$5,580,000

Comparable Properties



31 Grange Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$4,400,000
Method: Private Sale
Date: 22/08/2023
Property Type: House (Res)



24 Denham PI TOORAK 3142 (REI/VG)

Agent Comments

3 3 2

Price: \$4,210,000
Method: Sold Before Auction
Date: 09/08/2023
Property Type: House (Res)
Land Size: 370 sqm approx



12 Somers Av MALVERN 3144 (REI/VG)

Agent Comments

3 2 4

Price: \$4,013,500
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 414 sqm approx

Account - Marshall White | P: 03 9822 9999