

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

9/21 Bruce Street, Toorak Vic 3142

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/01/2025 to 31/12/2025 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	4/48 Cromwell Rd SOUTH YARRA 3141	\$426,000	23/12/2025
2	21/21 Bruce St TOORAK 3142	\$460,000	22/10/2025
3	2D/381 Toorak Rd SOUTH YARRA 3141	\$377,500	21/10/2025

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:

18/03/2026 14:52



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

Year ending December 2025: \$1,050,000

Comparable Properties



4/48 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$426,000

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment



21/21 Bruce St TOORAK 3142 (REI/VG)

Agent Comments

1 1 -

Price: \$460,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment



2D/381 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$377,500

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment

Land Size: 1558 sqm approx

Account - Jellis Craig | P: 03 9864 5000