

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 9/256 Williams Road, Toorak Vic 3142

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$977,500 Property Type Unit Suburb Toorak

Period - From 17/06/2023 to 16/06/2024 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	5/2 Coolullah Av SOUTH YARRA 3141	\$700,000	25/05/2024
2	10/29 Coolullah Av SOUTH YARRA 3141	\$675,000	04/05/2024
3	6/82 Cromwell Rd SOUTH YARRA 3141	\$635,000	28/02/2024

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: 17/06/2024 10:41



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

17/06/2023 - 16/06/2024: \$977,500

Comparable Properties



5/2 Coolullah Av SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Apartment



10/29 Coolullah Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit



6/82 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: Apartment

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