

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 Ross Street, Toorak Vic 3142

Indicative selling price

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

Range between \$7,300,000

&

\$7,900,000

Median sale price

Median price \$5,000,000

Property Type House

Suburb Toorak

Period - From 15/04/2025

to

14/04/2026

Source

Property Data

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	65 Kensington Rd SOUTH YARRA 3141	\$8,100,000	03/03/2026
2	14 Royal Cr ARMADALE 3143	\$7,500,000	20/11/2025
3			

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:

15/04/2026 11:56



4 3 4

Property Type: House
Land Size: 475 sqm approx
Agent Comments

Indicative Selling Price
\$7,300,000 - \$7,900,000
Median House Price
15/04/2025 - 14/04/2026: \$5,000,000

Comparable Properties



65 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

4 3 5

Price: \$8,100,000
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)



14 Royal Cr ARMADALE 3143 (VG)

Agent Comments

4 - -

Price: \$7,500,000
Method: Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 609 sqm approx

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.