

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

10/21 Tintern Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$475,000

&

\$520,000

Median sale price

Median price \$894,250

Property Type Unit

Suburb Toorak

Period - From 01/04/2026

to

30/06/2026

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	23/388 Toorak Rd SOUTH YARRA 3141	\$400,000	26/08/2026
2	3/36 Kensington Rd SOUTH YARRA 3141	\$485,000	27/07/2026
3	1/14 Springfield Av TOORAK 3142	\$537,500	24/06/2026

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:

15/09/2026 10:12



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Property Type:

Agent Comments

Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

June quarter 2026: \$894,250

Comparable Properties



23/388 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1
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Price: \$400,000

Method: Private Sale

Date: 26/08/2026

Property Type: Apartment



3/36 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$485,000

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment



1/14 Springfield Av TOORAK 3142 (REI)

Agent Comments

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 1

Price: \$537,500

Method: Private Sale

Date: 24/06/2026

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000