

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

3/2a Iona Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$1,900,000

&

\$2,075,000

Median sale price

Median price \$925,000

Property Type Unit

Suburb Toorak

Period - From 04/09/2025

to

03/09/2026

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	8/33 Selborne Rd TOORAK 3142	\$1,930,000	29/06/2026
2	2/14 Martin Ct TOORAK 3142	\$1,925,000	22/05/2026
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:

04/09/2026 09:34



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,075,000
Median Unit Price
04/09/2025 - 03/09/2026: \$925,000

Comparable Properties



8/33 Selborne Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,930,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment



2/14 Martin Ct TOORAK 3142 (REI/VG)

Agent Comments

2 2 2

Price: \$1,925,000
Method: Private Sale
Date: 22/05/2026
Property Type: Apartment

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.