

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 G02/10 Devorgilla Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$2,950,000 & \$3,150,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	2/48 St Georges Rd TOORAK 3142	\$3,015,000	21/03/2024
2	302/1203 Malvern Rd MALVERN 3144	\$2,700,000	15/03/2024
3	101/88 Mathoura Rd TOORAK 3142	\$2,450,000	03/11/2023

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: 24/04/2024 12:34



Property Type:
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,150,000
Median Unit Price
Year ending March 2024: \$1,000,000

Comparable Properties



2/48 St Georges Rd TOORAK 3142 (REI)

Agent Comments



Price: \$3,015,000
Method: Private Sale
Date: 21/03/2024
Property Type: Apartment



302/1203 Malvern Rd MALVERN 3144 (REI)

Agent Comments



Price: \$2,700,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment



101/88 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$2,450,000
Method: Private Sale
Date: 03/11/2023
Property Type: Apartment

