

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

8 Woorigoleen Road, Toorak VIC 3142

Indicative selling price

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

Range between

\$5,350,000

&

\$5,650,000

Median sale price

Median price

\$4,450,000

Property Type

House

Suburb

Toorak

Period - From

06/09/2025

to

05/03/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 47 Bruce St, Toorak Vic | \$5,350,000 | 03/02/2026 |
| 25 Ross St, Toorak Vic | \$5,775,000 | 13/11/2025 |
| | | |

This Statement of Information was prepared on:

06/03/2026