

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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 | 2/6 Mathoura Rd TOORAK 3142 | \$2,650,000 | 09/10/2025 |
| 2 | G2/12 Springfield Av TOORAK 3142 | \$3,750,000 | 26/09/2025 |
| 3 | G1/12 Springfield Av TOORAK 3142 | \$3,450,000 | 24/07/2025 |

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:



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 3
 2

Property Type:
 Agent Comments

Indicative Selling Price
 \$2,995,000
Median Unit Price
 September quarter 2025: \$720,000

Comparable Properties



2/6 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

2
 2
 2

Price: \$2,650,000
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment



G2/12 Springfield Av TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$3,750,000
Method: Private Sale
Date: 26/09/2025
Property Type: Apartment

G1/12 Springfield Av TOORAK 3142 (VG)

Agent Comments

3
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Price: \$3,450,000
Method: Sale
Date: 24/07/2025
Property Type: Strata Unit/Flat