

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 5/5 Woorigoleen Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/10/2025 to 31/12/2025 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	25/703 Orrong Rd TOORAK 3142	\$1,670,000	19/11/2025
2	3/9 Woorigoleen Rd TOORAK 3142	\$2,040,000	04/10/2025
3	4/31-35 Ross St TOORAK 3142	\$1,850,000	01/10/2025

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: 23/02/2026 12:59



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,925,000

Median Unit Price

December quarter 2025: \$1,050,000

Comparable Properties



25/703 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$1,670,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: Apartment



3/9 Woorigoleen Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 2

Price: \$2,040,000

Method: Private Sale

Date: 04/10/2025

Property Type: Apartment



4/31-35 Ross St TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 01/10/2025

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999