

# 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 69 Fairbairn Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$4,450,000 Property Type House Suburb Toorak

Period - From 01/01/2025 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	10 Gordon St TOORAK 3142	\$2,730,000	13/12/2025
2	21 Gertrude St WINDSOR 3181	\$2,420,000	01/11/2025
3	19 Albion St SOUTH YARRA 3141	\$2,308,000	30/08/2025

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.~~

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Property Type: House

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 Year ending December 2025: \$4,450,000

## Comparable Properties



10 Gordon St TOORAK 3142 (REI/VG)

Agent Comments

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**Price:** \$2,730,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 390 sqm approx



21 Gertrude St WINDSOR 3181 (REI/VG)

Agent Comments

 4
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  2

**Price:** \$2,420,000  
**Method:** Auction Sale  
**Date:** 01/11/2025  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx



19 Albion St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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  1
  3

**Price:** \$2,308,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** House (Res)  
**Land Size:** 355 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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