

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

9 Baxter Street, Toorak Vic 3142

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$5,650,000 Property Type House Suburb Toorak

Period - From 19/02/2025 to 18/02/2026 Source Property Data

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 Moorhouse St ARMADALE 3143	\$2,340,000	18/11/2025
2	47 Wrights Tce PRAHRAN 3181	\$2,575,000	22/09/2025
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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: 19/02/2026 16:00



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

19/02/2025 - 18/02/2026: \$5,650,000

Comparable Properties



10 Moorhouse St ARMADALE 3143 (REI/VG)

Agent Comments

3 1 1

Price: \$2,340,000

Method: Auction Sale

Date: 18/11/2025

Property Type: House (Res)

Land Size: 283 sqm approx



47 Wrights Tce PRAHRAN 3181 (REI/VG)

Agent Comments

4 3 -

Price: \$2,575,000

Method: Expression of Interest

Date: 22/09/2025

Property Type: House (Res)

Land Size: 191 sqm approx

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.

Account - RT Edgar | P: 03 9826 1000