

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

16 Hill Street, Toorak Vic 3142

Indicative selling price

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

Range between \$10,000,000 & \$11,000,000

Median sale price

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

Period - From 22/04/2025 to 21/04/2026 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	2 St James PI TOORAK 3142	\$11,000,000	18/03/2026
2	240 Kooyong Rd TOORAK 3142	\$10,250,000	22/12/2025
3	2a Como Av SOUTH YARRA 3141	\$11,550,000	09/12/2025

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:

22/04/2026 11:19



 4
  4
  2

Property Type: House (Res)

Land Size: 814 sqm approx

Agent Comments

Indicative Selling Price

\$10,000,000 - \$11,000,000

Median House Price

22/04/2025 - 21/04/2026: \$5,000,000

Comparable Properties



2 St James PI TOORAK 3142 (REI)

Agent Comments

 4
  3
  2

Price: \$11,000,000

Method: Private Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 743 sqm approx



240 Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

 4
  4
  2

Price: \$10,250,000

Method: Private Sale

Date: 22/12/2025

Property Type: House (Res)

Land Size: 864 sqm approx



2a Como Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

 5
  6
  5

Price: \$11,550,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 723 sqm approx

Account - Marshall White | P: 03 9822 9999



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