

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

16/621 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

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

Period - From 25/02/2025 to 24/02/2026 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	7/270 Williams Rd TOORAK 3064	\$345,000	23/01/2026
2	18/298 Williams Rd TOORAK 3142	\$335,000	27/11/2025
3	12/8 Lambert Rd TOORAK 3142	\$355,000	21/10/2025

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:

25/02/2026 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
25/02/2025 - 24/02/2026: \$1,000,000

Comparable Properties



7/270 Williams Rd TOORAK 3064 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 23/01/2026
Property Type: Apartment



18/298 Williams Rd TOORAK 3142 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment



12/8 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999