

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

15/1 Ruabon Road, Toorak VIC 3142

Indicative selling price

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

Range between

\$520,000

&

\$572,000

Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Toorak

Period - From

03/09/2025

to

02/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|------------------------------------|-----------|--------------|
| 1/229 Williams Rd, South Yarra Vic | \$575,000 | 24/01/2026 |
| 16/36 Cromwell Rd, South Yarra Vic | \$552,000 | 23/10/2025 |
| 15/767 Malvern Road, Toorak Vic | \$553,888 | 11/12/2025 |

This Statement of Information was prepared on:

03/03/2026