

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

21 Montalto Avenue, 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 \$5,500,000 Property Type House Suburb Toorak

Period - From 03/03/2025 to 02/03/2026 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	240 Kooyong Rd TOORAK 3142	\$10,250,000	22/12/2025
2	23 Hill St TOORAK 3142	\$10,000,000	31/10/2025
3	57 Hopetoun Rd TOORAK 3142	\$11,000,000	19/09/2025

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: 03/03/2026 14:48



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Property Type: House (Res)

Land Size: 939 sqm approx

Agent Comments

Indicative Selling Price
 \$10,000,000 - \$11,000,000
Median House Price
 03/03/2025 - 02/03/2026: \$5,500,000

Comparable Properties



240 Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$10,250,000

Method: Private Sale

Date: 22/12/2025

Property Type: House (Res)

Land Size: 864 sqm approx



23 Hill St TOORAK 3142 (VG)

Agent Comments

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Price: \$10,000,000

Method: Sale

Date: 31/10/2025

Property Type: House (Res)

Land Size: 1153 sqm approx



57 Hopetoun Rd TOORAK 3142 (VG)

Agent Comments

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Price: \$11,000,000

Method: Sale

Date: 19/09/2025

Property Type: House (Res)

Land Size: 841 sqm approx

Account - Marshall White | P: 03 9822 9999