

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 MONTALTO AVENUE, TOORAK, VIC 3142

Indicative selling price

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

Price Range: \$7,800,000 to \$8,300,000

Median sale price

Median price

\$5,100,000

Property type

House

Suburb

TOORAK

Period

01 October 2025 to 31 December 2025

Source

pricfinder

Comparable property sales

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

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-------------|--------------|
| 38 ROCKLEY RD, SOUTH YARRA, VIC 3141 | \$8,200,000 | 05/11/2025 |
| 16 DENHAM PL, TOORAK, VIC 3142 | \$8,350,000 | 23/09/2025 |
| 58 KOOYONG RD, ARMADALE, VIC 3143 | \$8,300,000 | 10/09/2025 |

This Statement of Information was prepared on:

24/02/2026