

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

3/425 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	1/229 Williams Rd SOUTH YARRA 3141	\$575,000	24/01/2026
2	15/767 Malvern Rd TOORAK 3142	\$553,888	11/12/2025
3	5/9-11 Adam St BURNLEY 3121	\$582,000	12/11/2025

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:

23/02/2026 12:45



2 1 1

Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2025: \$1,050,000

Comparable Properties



1/229 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 24/01/2026
Property Type: Apartment



15/767 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$553,888
Method: Sold Before Auction
Date: 11/12/2025
Property Type: Apartment



5/9-11 Adam St BURNLEY 3121 (REI)

Agent Comments

2 1 1

Price: \$582,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000



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