

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

12/8 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$3,990,000 Property Type House Suburb Toorak

Period - From 01/07/2024 to 30/06/2025 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	13/43 Kensington Rd SOUTH YARRA 3141	\$370,000	13/09/2025
2	15/35 Fitzgerald St SOUTH YARRA 3141	\$370,000	20/08/2025
3	15/19a Ellesmere Rd WINDSOR 3181	\$380,000	25/07/2025

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:

17/09/2025 15:55



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median House Price
Year ending June 2025: \$3,990,000

Comparable Properties



13/43 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$370,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Apartment



15/35 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$370,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment



15/19a Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$380,000
Method: Private Sale
Date: 25/07/2025
Property Type: Apartment