

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

159 Kooyong Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$16,500,000

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	11 Kent Ct TOORAK 3142	\$17,750,000	11/04/2025
2	13 Struan St TOORAK 3142	\$18,600,000	18/03/2025
3			

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:

10/09/2025 11:49

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Indicative Selling Price
\$16,500,000

Median House Price
Year ending June 2025: \$3,990,000



4 3 2

Property Type: House
Land Size: 1578 sqm approx
Agent Comments

Comparable Properties



11 Kent Ct TOORAK 3142 (REI)

Agent Comments

5 6 4

Price: \$17,750,000
Method: Expression of Interest
Date: 11/04/2025
Property Type: House (Res)
Land Size: 610 sqm approx



13 Struan St TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$18,600,000
Method: Sale
Date: 18/03/2025
Property Type: House (Res)
Land Size: 763 sqm approx

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.