Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$330,000	&	\$360,000
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Median sale price

Median price	\$1,100,000	Pro	perty Type	Unit		Suburb	Toorak
Period - From	01/07/2025	to	30/09/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	10/35 Fitzgerald St SOUTH YARRA 3141	\$355,000	13/09/2025
2	6/270 Williams Rd TOORAK 3142	\$330,000	27/06/2025
3	14/25 Williams Rd WINDSOR 3181	\$330,000	30/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/10/2025 12:54













Property Type:Agent Comments

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price September quarter 2025: \$1,100,000

Comparable Properties



10/35 Fitzgerald St SOUTH YARRA 3141 (REI)

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Price: \$355,000 Method: Private Sale Date: 13/09/2025

Property Type: Apartment

Agent Comments



6/270 Williams Rd TOORAK 3142 (REI/VG)

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Agent Comments

Price: \$330,000 Method: Private Sale Date: 27/06/2025

Property Type: Apartment



14/25 Williams Rd WINDSOR 3181 (REI/VG)

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Price: \$330,000

Method: Sold Before Auction

Date: 30/05/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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