

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

8/4 Lambert Road, Toorak Vic 3142

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$910,000

Property Type Unit

Suburb Toorak

Period - From 17/08/2025

to

16/08/2026

Source Property Data

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	12/4 Lambert Rd TOORAK 3142	\$545,000	06/06/2026
2	15/1 Ruabon Rd TOORAK 3142	\$562,500	28/03/2026
3	11/8 Lambert Rd TOORAK 3142	\$580,000	19/03/2026

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:

17/08/2026 18:15



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

17/08/2025 - 16/08/2026: \$910,000

Comparable Properties



12/4 Lambert Rd TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$545,000

Method: Private Sale

Date: 06/06/2026

Property Type: Apartment



15/1 Ruabon Rd TOORAK 3142 (REI/VG)

Agent Comments

2
 1
 1

Price: \$562,500

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment



11/8 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments

2
 1
 1

Price: \$580,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171