

# 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

1/3 Struan Street, Toorak VIC 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$740,000

### Median sale price

Median price

\$903,750

Property Type

Unit

Suburb

Toorak

Period - From

26/04/2025

to

25/10/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15/3 Struan St, Toorak Vic	\$715,000	14/05/2025
1/637 Malvern Rd, Toorak Vic	\$715,000	19/05/2025
4/272 Williams Rd, Toorak Vic	\$705,000	25/06/2025

This Statement of Information was prepared on:

27/10/2025