

## 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

8/2A-4A Myoora Road, Toorak, 3142

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

&amp;

**Median sale price**

Median price

Property type

Suburb

Period

-

From

to

Source

**Comparable property sales**

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
2/7 ELGIN AVENUE ARMADALE VIC 3143	\$420,000.00	22/06/2024
4D/381 TOORAK ROAD SOUTH YARRA VIC 3141	\$425,000.00	26/07/2024
19/43 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$420,000.00	8/05/2024

This Statement of Information was prepared on: