

# 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

4/12 Springfield Avenue, Toorak Vic 3142

### Indicative selling price

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

Range between \$3,750,000 & \$4,100,000

### Median sale price

Median price \$1,292,500 Property Type Unit Suburb Toorak

Period - From 01/07/2023 to 30/09/2023 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	1/25 Douglas St TOORAK 3142	\$4,200,000	26/10/2023
2	1/69 Huntingtower Rd ARMADALE 3143	\$4,050,000	15/11/2023
3	401/6 Sydney St PRAHRAN 3181	\$3,850,000	08/06/2023

**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:

24/11/2023 10:03



3   3   2

**Property Type:** Apartment

[Agent Comments](#)

**Indicative Selling Price**

\$3,750,000 - \$4,100,000

**Median Unit Price**

September quarter 2023: \$1,292,500

## Comparable Properties



1/25 Douglas St TOORAK 3142 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$4,200,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Apartment



1/69 Huntingtower Rd ARMADALE 3143 (REI)

[Agent Comments](#)

3   3   3

**Price:** \$4,050,000

**Method:** Auction Sale

**Date:** 15/11/2023

**Property Type:** Apartment



401/6 Sydney St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

3   3   2

**Price:** \$3,850,000

**Method:** Private Sale

**Date:** 08/06/2023

**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999