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	10 Yarradale Road, Toorak Vic 3142

Indicative selling price

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

Single Price	$12,175,000

Median sale price

Median price	$4,710,000	Property Type	House	Suburb	Toorak
Period - From	07/03/2024	to	06/03/2025	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	4 Teringa Pl TOORAK 3142	$12,066,666	16/11/2024
2			
3			

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: 07/03/2025 15:02

10 Yarradale Road, Toorak Vic 3142



5 3 4

Property Type: House
Land Size: 1434 sqm approx

Agent Comments

Indicative Selling Price
$12,175,000
Median House Price
07/03/2024 - 06/03/2025: $4,710,000

Comparable Properties



4 Teringa Pl TOORAK 3142 (REI)

3 3 2

Price: $12,066,666
Method: Private Sale
Date: 16/11/2024
Property Type: House
Land Size: 911 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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