

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  
2A Carmyle 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 \$5,200,000 & \$5,700,000

**Median sale price**

Median price	<span style="border: 1px solid black; padding: 2px;">\$4,505,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Toorak</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">13/02/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">12/02/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

**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.~~

<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
1		
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:

13/02/2025 13:51



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 585 sqm approx

Agent Comments

**Indicative Selling Price**

\$5,200,000 - \$5,700,000

**Median House Price**

13/02/2024 - 12/02/2025: \$4,505,000

## Comparable Properties

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 - RT Edgar | P: 03 9826 1000