

# 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

13 Kyeamba Grove, 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 \$2,785,000

### Median sale price

Median price \$4,500,000

Property Type House

Suburb Toorak

Period - From 01/04/2025

to 31/03/2026

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	21 Cloverdale Av TOORAK 3142	\$2,550,000	23/12/2025
2	28 Bruce St TOORAK 3142	\$2,700,000	15/11/2025
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:

14/04/2026 16:23



 3   
  2   
  2

Property Type: House (Res)

Indicative Selling Price

\$2,785,000

Median House Price

Year ending March 2026: \$4,500,000

## Comparable Properties



21 Cloverdale Av TOORAK 3142 (REI/VG)

Agent Comments

 3   
  2   
  1

Price: \$2,550,000

Method: Private Sale

Date: 23/12/2025

Property Type: House (Res)



28 Bruce St TOORAK 3142 (REI)

Agent Comments

 3   
  2   
  2

Price: \$2,700,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

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 - Jellis Craig | P: 03 9864 5000



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