

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

22 Douglas Street, Toorak Vic 3142

Indicative selling price

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

Single price \$18,900,000

Median sale price

Median price \$5,450,000

Property Type House

Suburb Toorak

Period - From 05/02/2025

to 04/02/2026

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	42 St Georges Rd TOORAK 3142	\$19,200,000	11/10/2025
2	12 Yarradale Rd TOORAK 3142	\$19,500,000	22/10/2025
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:

05/02/2026 10:28



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Property Type: House
Land Size: 832 sqm approx
 Agent Comments

Indicative Selling Price
 \$18,900,000
Median House Price
 05/02/2025 - 04/02/2026: \$5,450,000

Comparable Properties

42 St Georges Rd TOORAK 3142 (REI)

Agent Comments

5 6 6

Price: \$19,200,000
Method:
Date: 11/10/2025
Property Type: House



12 Yarradale Rd TOORAK 3142 (REI/VG)

Agent Comments

5 7 7

Price: \$19,500,000
Method: Private Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 720 sqm approx

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