

# 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

21/21 Tintern 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 \$625,000 & \$685,000

### Median sale price

Median price \$1,050,000 Property Type Unit 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.

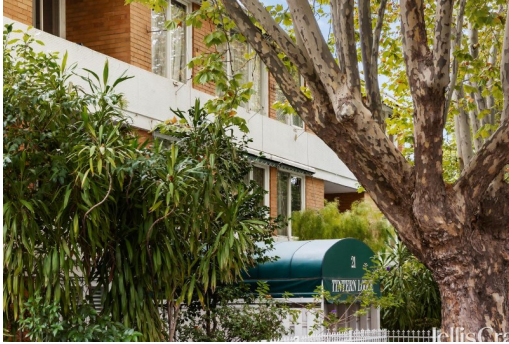
	Address of comparable property	Price	Date of sale
1	5/402 Toorak Rd TOORAK 3142	\$685,000	14/03/2026
2	9/159 Alexandra Av TOORAK 3142	\$695,000	18/02/2026
3	6/272 Williams Rd TOORAK 3142	\$700,888	11/02/2026

**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:

20/04/2026 11:19



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$625,000 - \$685,000

**Median Unit Price**

Year ending March 2026: \$1,050,000

## Comparable Properties



**5/402 Toorak Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$685,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Apartment



**9/159 Alexandra Av TOORAK 3142 (REI)**

Agent Comments



**Price:** \$695,000

**Method:** Sold Before Auction

**Date:** 18/02/2026

**Property Type:** Apartment



**6/272 Williams Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$700,888

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9864 5000



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