

## 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 CARTERS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,690,000

&

\$2,890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,137,500

Property type

Unit

Suburb

Toorak

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

16A ROSS STREET TOORAK VIC 3142	\$2,550,000	10-Sep-25
49 FAIRBAIRN ROAD TOORAK VIC 3142	\$2,805,000	23-Nov-25

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 6 months.

This Statement of Information was prepared on: 04 December 2025



**16A ROSS STREET TOORAK VIC 3142**

Sold Price

**\$2,550,000**

Sold Date

**10-Sep-25**



3



2



2

Distance

**0.15km**



**49 FAIRBAIRN ROAD TOORAK VIC 3142**

Sold Price

<sup>RS</sup> **\$2,805,000** <sup>UN</sup>

Sold Date

**23-Nov-25**



3



2



2

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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