

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 90 St Georges Road, Toorak Vic 3142

Indicative selling price

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

Single price \$11,500,000

Median sale price

Median price \$5,000,000

Property Type House

Suburb Toorak

Period - From 24/04/2025

to 23/04/2026

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	5 Glover Ct TOORAK 3142	\$12,400,000	04/03/2026
2	240 Kooyong Rd TOORAK 3142	\$10,250,000	22/12/2025
3	23 Hill St TOORAK 3142	\$10,000,000	31/10/2025

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:

24/04/2026 16:11



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Property Type: House
Land Size: 1020 sqm approx
 Agent Comments

Indicative Selling Price
 \$11,500,000
Median House Price
 24/04/2025 - 23/04/2026: \$5,000,000

Comparable Properties



5 Glover Ct TOORAK 3142 (REI)

Agent Comments

4 4 4

Price: \$12,400,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 558 sqm approx



240 Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

4 4 2

Price: \$10,250,000
Method: Private Sale
Date: 22/12/2025
Property Type: House (Res)
Land Size: 864 sqm approx



23 Hill St TOORAK 3142 (VG)

Agent Comments

5 - -

Price: \$10,000,000
Method: Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 1153 sqm approx

Account - Marshall White | P: 03 9822 9999