

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

37 LAMBERT ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,200,000

&

\$3,520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,257,500

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2025

to

31 Mar 2026

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

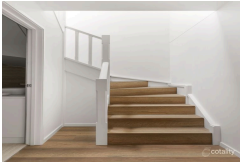
Date of sale

23 NICHOLSON STREET SOUTH YARRA VIC 3141	\$3,675,000	19-Feb-26
33 LAMBERT ROAD TOORAK VIC 3142	\$3,200,000	25-Jan-26
43 ABERDEEN ROAD PRAHRAN VIC 3181	\$3,380,000	28-Mar-26

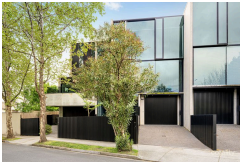
OR

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: 01 April 2026


**23 NICHOLSON STREET SOUTH
YARRA VIC 3141**
 4
  4
  2

 Sold Price ^{RS} **\$3,675,000** ^{UN} Sold Date **19-Feb-26**

 Distance **2.26km**

**33 LAMBERT ROAD TOORAK VIC
3142**
 4
  3
  2

 Sold Price **\$3,200,000** Sold Date **25-Jan-26**

 Distance **0km**

**43 ABERDEEN ROAD PRAHRAN
VIC 3181**
 4
  3
  2

 Sold Price ^{RS} **\$3,380,000** ^{UN} Sold Date **28-Mar-26**

 Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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