

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
5/8 Devorgilla Avenue, Toorak Vic 3142

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price	\$4,860,000	Property Type	House	Suburb	Toorak
Period - From	01/10/2025	to	31/12/2025	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	204/1269 High St MALVERN 3144	\$1,405,000	12/11/2025
2	1/7-9 Ormsby Gr TOORAK 3142	\$1,175,000	31/10/2025
3	4/413 Toorak Rd TOORAK 3142	\$1,200,000	11/10/2025

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:

31/01/2026 11:07



Property Type: Townhouse (Single)

[Agent Comments](#)

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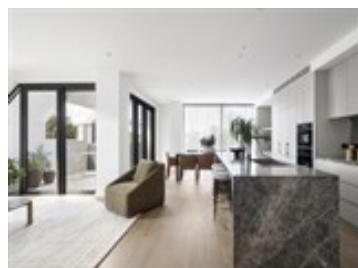
Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

December quarter 2025: \$4,860,000

Comparable Properties



204/1269 High St MALVERN 3144 (REI/VG)



Price: \$1,405,000

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment

[Agent Comments](#)



1/7-9 Ormsby Gr TOORAK 3142 (REI)



Price: \$1,175,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment

[Agent Comments](#)



4/413 Toorak Rd TOORAK 3142 (REI/VG)



Price: \$1,200,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Apartment

[Agent Comments](#)

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