

# 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](http://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

Geordie Dixon-Sima

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**Indicative Selling Price**

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

**Median House Price**

December quarter 2025: \$4,860,000



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



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

Agent Comments

2 2 2

**Price:** \$1,405,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** Apartment



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

Agent Comments

2 1 1

**Price:** \$1,175,000

**Method:** Private Sale

**Date:** 31/10/2025

**Property Type:** Apartment



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

Agent Comments

2 2 1

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511