

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	6/22 Tintern Avenue, Toorak Vic 3142
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,005,000"/>	Property Type	<input type="text" value="Unit"/>	Suburb	<input type="text" value="Toorak"/>
Period - From	<input type="text" value="25/03/2025"/>	to	<input type="text" value="24/03/2026"/>	Source	<input type="text" value="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	5/22 Tintern Av TOORAK 3142	\$3,700,000	28/11/2025
2	G1/61 Kensington Rd SOUTH YARRA 3141	\$3,800,000	06/11/2025
3	G2/12 Springfield Av TOORAK 3142	\$3,750,000	26/09/2025

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:



3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,800,000

Median Unit Price

25/03/2025 - 24/03/2026: \$1,005,000

Comparable Properties



5/22 Tintern Av TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$3,700,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment



G1/61 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$3,800,000

Method: Private Sale

Date: 06/11/2025

Property Type: Apartment

Land Size: 197 sqm approx



G2/12 Springfield Av TOORAK 3142 (REI/VG)

Agent Comments

3 3 2

Price: \$3,750,000

Method: Private Sale

Date: 26/09/2025

Property Type: Apartment

Account - RT Edgar | P: 03 9826 1000