

# 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

2/22 Verdant 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$3,842,500

Property Type House

Suburb Toorak

Period - From 01/01/2026

to 31/03/2026

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	2/23 Wallace Av TOORAK 3142	\$2,200,000	21/02/2026
2	6/40 Grange Rd TOORAK 3142	\$1,850,000	29/01/2026
3	4/2-4 Lansell Ct TOORAK 3142	\$2,280,000	04/12/2025

**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:

14/04/2026 16:54



**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
March quarter 2026: \$3,842,500

## Comparable Properties



**2/23 Wallace Av TOORAK 3142 (REI)**

**Agent Comments**



**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Townhouse (Res)



**6/40 Grange Rd TOORAK 3142 (REI/VG)**

**Agent Comments**



**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 29/01/2026  
**Property Type:** Townhouse (Res)



**4/2-4 Lansell Ct TOORAK 3142 (REI)**

**Agent Comments**



**Price:** \$2,280,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Apartment

**Account - Woodards South Yarra** | P: 03 9866 4411 | F: 03 9866 4504