

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

13 Cole Court, Toorak, VIC 3142

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$11,000,000

&

\$12,000,000

Median sale price

Median price

\$ 4,719,000

Property type

House

Suburb

Toorak

Period - From

16/04/2024

to

15/10/2024

Source

pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	58 Clendon Road, Toorak Vic	\$12,150,000	24/05/2024
2			
3			

This Statement of Information was prepared on:

16/10/2024