

# 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

G03/2 Bruce Street, 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

\$3,950,000

### Median sale price

Median price

\$2,460,000

Property Type

Townhouse

Suburb

Toorak

Period - From

18/12/2024

to

17/12/2025

Source

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	101/6 Bruce St TOORAK 3142	\$3,950,000	01/07/2025
2	102/6 Bruce St TOORAK 3142	\$4,655,000	01/07/2025
3			

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:

18/12/2025 12:38

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**Indicative Selling Price**  
\$3,950,000

**Median Townhouse Price**  
18/12/2024 - 17/12/2025: \$2,460,000



**Property Type:**  
**Agent Comments**

## Comparable Properties

101/6 Bruce St TOORAK 3142 (VG)

Agent Comments



**Price:** \$3,950,000  
**Method:** Sale  
**Date:** 01/07/2025  
**Property Type:** Strata Unit/Flat

102/6 Bruce St TOORAK 3142 (VG)

Agent Comments



**Price:** \$4,655,000  
**Method:** Sale  
**Date:** 01/07/2025  
**Property Type:** Strata Unit/Flat

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.