

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

11/8 LAMBERT ROAD TOORAK VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

Unit

Suburb

Toorak

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

1/14 CHATSWORTH ROAD PRAHRAN VIC 3181	\$582,000	21-Nov-25
3/30 WYNNSTAY ROAD PRAHRAN VIC 3181	\$580,000	19-Sep-25
4/123 CHOMLEY STREET PRAHRAN VIC 3181	\$585,000	18-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 11 February 2026



**1/14 CHATSWORTH ROAD
PRAHRAN VIC 3181**

 2  1  1

Sold Price

\$582,000

Sold Date

21-Nov-25

Distance

0.65km



**3/30 WYNNSTAY ROAD PRAHRAN
VIC 3181**

 2  1  1

Sold Price

\$580,000

Sold Date

19-Sep-25

Distance

0.63km



**4/123 CHOMLEY STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price

\$585,000

Sold Date

18-Nov-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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