#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	
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#### Indicative selling price

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

	Range between	\$650,000	&	\$710,000
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#### Median sale price

Median price	\$875,000	Pro	perty Type U	nit		Suburb	Toorak
Period - From	01/07/2024	to	30/06/2025	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	4/656 Toorak Rd TOORAK 3142	\$650,000	16/07/2025
2	4/272 Williams Rd TOORAK 3142	\$705,000	25/06/2025
3	1/637 Malvern Rd TOORAK 3142	\$715,000	19/05/2025

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:	23/07/2025 09:50



Date of sale

## **JellisCraig**





Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$650,000 - \$710,000 **Median Unit Price** Year ending June 2025: \$875,000

### Comparable Properties



4/656 Toorak Rd TOORAK 3142 (REI)

Price: \$650,000 Method: Private Sale Date: 16/07/2025 **Property Type:** Unit

**Agent Comments** 



4/272 Williams Rd TOORAK 3142 (REI)

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Price: \$705,000 Method: Private Sale Date: 25/06/2025

Property Type: Apartment

**Agent Comments** 



1/637 Malvern Rd TOORAK 3142 (REI/VG)



Price: \$715,000 Method: Private Sale Date: 19/05/2025 Property Type: Unit

Land Size: 999 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9864 5000





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