

# 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

4/710 Orrong Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$650,000 & \$710,000

### Median sale price

Median price \$875,000 Property Type Unit Suburb Toorak

Period - From 01/07/2024 to 30/06/2025 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 | 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



2   
 1   
 1

**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)**

Agent Comments

2   
 1   
 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 16/07/2025

**Property Type:** Unit



**4/272 Williams Rd TOORAK 3142 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 25/06/2025

**Property Type:** Apartment



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

Agent Comments

2   
 1   
 1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 19/05/2025

**Property Type:** Unit

**Land Size:** 999 sqm approx

**Account** - Jellis Craig | P: 03 9864 5000