

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

The Residence, 617 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Single price \$5,995,000

Median sale price

Median price \$901,750

Property Type Unit

Suburb Toorak

Period - From 01/04/2024

to 31/03/2025

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	2601/18 Claremont St SOUTH YARRA 3141	\$5,950,000	09/05/2025
2	201/5 Brookville Rd TOORAK 3142	\$6,350,000	29/01/2025
3	1/35 Huntingtower Rd ARMADALE 3143	\$6,122,066	06/01/2025

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:

17/06/2025 16:12



3 3 4

Property Type:
Agent Comments

Indicative Selling Price

\$5,995,000

Median Unit Price

Year ending March 2025: \$901,750

Comparable Properties



2601/18 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$5,950,000

Method: Sale

Date: 09/05/2025

Property Type: Strata Unit/Flat



201/5 Brookville Rd TOORAK 3142 (REI)

Agent Comments

3 3 2

Price: \$6,350,000

Method: Private Sale

Date: 29/01/2025

Property Type: Apartment



1/35 Huntingtower Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 3 4

Price: \$6,122,066

Method: Private Sale

Date: 06/01/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999