## 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 Th	he Residence, 617 Malvern Road, Toorak Vic 3142
Including suburb and	
postcode	

#### 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	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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









**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)

Price: \$5,950,000 Method: Sale Date: 09/05/2025

Property Type: Strata Unit/Flat

**Agent Comments** 



201/5 Brookville Rd TOORAK 3142 (REI)



**Agent Comments** 

Price: \$6,350,000 Method: Private Sale Date: 29/01/2025

Property Type: Apartment

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

Price: \$6,122,066 Method: Private Sale Date: 06/01/2025

Property Type: Apartment

**Agent Comments** 

Account - Marshall White | P: 03 9822 9999





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