Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	201/1095 MALVERN ROAD, TOORAK, VIC 3142

Indicative selling price

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

Single Price:	$2,650,000

Median sale price

Median price	$950,000	Property type	Unit	Suburb	TOORAK
Period	01 July 2025 to 30 September 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
201/608 ORRONG RD, ARMADALE, VIC 3143	$2,800,000	06/06/2025
6/60A HEYINGTON PL, TOORAK, VIC 3142	$2,605,000	30/06/2025
105/1095 MALVERN RD, TOORAK, VIC 3142	$2,775,000	29/09/2025

This Statement of Information was prepared on: 13/11/2025