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	10/736 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $950,000 Property Type Unit Suburb Toorak

Period - From 25/11/2024 to 24/11/2025 Source Property Data

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	6/99 Mathoura Rd TOORAK 3142	$1,050,000	15/11/2025
2	7/48 Lansell Rd TOORAK 3142	$1,071,000	15/11/2025
3	6/24 Tintern Av TOORAK 3142	$1,050,000	11/11/2025

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: 25/11/2025 16:30

10/736 Orrong Road, Toorak Vic 3142

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
25/11/2024 - 24/11/2025: $950,000

Comparable Properties



6/99 Mathoura Rd TOORAK 3142 (REI)
3 2 2

Price: $1,050,000
Method: Private Sale
Date: 15/11/2025
Property Type: Apartment

Agent Comments



7/48 Lansell Rd TOORAK 3142 (REI)
3 2 1

Price: $1,071,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Apartment

Agent Comments



6/24 Tintern Av TOORAK 3142 (REI)
3 2 1

Price: $1,050,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

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