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	4/757 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Single price $2,300,000

Median sale price

Median price $2,270,000 Property Type Townhouse Suburb Toorak

Period - From 15/05/2025 to 14/05/2026 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	7/21 Kensington Rd SOUTH YARRA 3141	$2,237,000	09/05/2026
2	4/14 Devorgilla Av TOORAK 3142	$2,260,000	28/03/2026
3	2/23 Wallace Av TOORAK 3142	$2,200,000	21/02/2026

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: 15/05/2026 11:41

4/757 Malvern Road, Toorak Vic 3142



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$2,300,000
Median Townhouse Price
15/05/2025 - 14/05/2026: $2,270,000

Comparable Properties



7/21 Kensington Rd SOUTH YARRA 3141 (REI)

3 2 2

Price: $2,237,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)

Agent Comments

4/14 Devorgilla Av TOORAK 3142 (VG)

2 - -

Price: $2,260,000
Method: Sale
Date: 28/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/23 Wallace Av TOORAK 3142 (REI)

3 2 2

Price: $2,200,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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