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	4/656 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $810,000 Property Type Unit Suburb Toorak

Period - From 23/06/2024 to 22/06/2025 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	6/76a Stanhope St MALVERN 3144	$632,500	15/05/2025
2	4/15 Illawarra Rd HAWTHORN 3122	$645,000	22/02/2025
3	2/646 Toorak Rd TOORAK 3142	$688,000	10/02/2025

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: 23/06/2025 14:34

4/656 Toorak Road, Toorak Vic 3142



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
23/06/2024 - 22/06/2025: $810,000

Comparable Properties

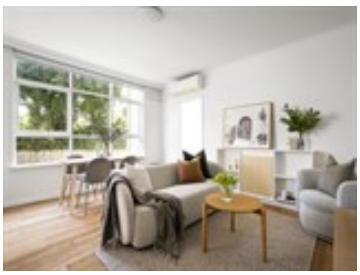


6/76a Stanhope St MALVERN 3144 (REI)

2 1 1

Price: $632,500
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment

Agent Comments



4/15 Illawarra Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $645,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Apartment

Agent Comments



2/646 Toorak Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $688,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment
Land Size: 68 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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