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	9/746 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price $710,000

Median sale price

Median price $951,000 Property Type Unit Suburb Toorak

Period - From 19/09/2022 to 18/09/2023 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	Price	Date of sale
1	7/641 Malvern Rd TOORAK 3142	$700,000	15/07/2023
2	9/22 Grandview Gr PRAHRAN 3181	$690,000	22/07/2023
3	3/767 Malvern Rd TOORAK 3142	$680,000	24/06/2023

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: 19/09/2023 18:13

9/746 Orrong Road, Toorak Vic 3142



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$710,000
Median Unit Price
19/09/2022 - 18/09/2023: $951,000

Comparable Properties



7/641 Malvern Rd TOORAK 3142 (REI)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit

Agent Comments

Similar block, same accommodation.



9/22 Grandview Gr PRAHRAN 3181 (REI/VG)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Unit

Agent Comments

Located within 2km. Same accommodation.



3/767 Malvern Rd TOORAK 3142 (REI/VG)

2 1 2

Price: $680,000
Method: Sold Before Auction
Date: 24/06/2023
Property Type: Apartment

Agent Comments

Extra car space, similar block and age.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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