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	g02/687 Toorak Road, Kooyong Vic 3144

Indicative selling price

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

Single price $739,000

Median sale price

Median price $892,500 Property Type Unit Suburb Kooyong

Period - From 09/12/2023 to 08/12/2024 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	1/35 Osborne Av GLEN IRIS 3146	$725,000	06/12/2024
2	3/33 Anderson Rd HAWTHORN EAST 3123	$720,000	26/10/2024
3	13/844 Malvern Rd ARMADALE 3143	$705,000	12/10/2024

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: 09/12/2024 11:51

g02/687 Toorak Road, Kooyong Vic 3144



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$739,000
Median Unit Price
09/12/2023 - 08/12/2024: $892,500

Comparable Properties



1/35 Osborne Av GLEN IRIS 3146 (REI)

3 1 1

Price: $725,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Unit

Agent Comments



3/33 Anderson Rd HAWTHORN EAST 3123 (REI)

2 1 2

Price: $720,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Apartment

Agent Comments



13/844 Malvern Rd ARMADALE 3143 (REI)

2 1 1

Price: $705,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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