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	69 Tooronga Road, Malvern East Vic 3145

Indicative selling price

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

Single price: $1,750,000

Median sale price

Median price: $2,000,000 Property Type: House Suburb: Malvern East

Period - From: 01/07/2024 to: 30/09/2024 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	1462 High St GLEN IRIS 3146	$1,810,000	26/10/2024
2	15 Dixon St MALVERN 3144	$1,810,000	31/08/2024
3	214 Hawthorn Rd CAULFIELD NORTH 3161	$1,775,000	27/07/2024

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: 02/12/2024 09:02

69 Tooronga Road, Malvern East Vic 3145



3 3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
September quarter 2024: $2,000,000

Comparable Properties



1462 High St GLEN IRIS 3146 (REI)

3 2 1

Price: $1,810,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 414 sqm approx

Agent Comments



15 Dixon St MALVERN 3144 (REI/VG)

3 1 -

Price: $1,810,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 230 sqm approx

Agent Comments



214 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

5 4 3

Price: $1,775,000
Method: Private Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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