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	6/777 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Single price $1,530,000

Median sale price

Median price $950,000 Property Type Unit Suburb Toorak

Period - From 01/10/2023 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	11/703 Orrong Rd TOORAK 3142	$1,450,000	28/11/2024
2	6/1 Balfour St TOORAK 3142	$1,492,000	05/10/2024
3	1/315 Orrong Rd ST KILDA EAST 3183	$1,500,000	22/09/2024

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: 10/12/2024 09:50

6/777 Malvern Road, Toorak Vic 3142



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,530,000
Median Unit Price
Year ending September 2024: $950,000

Comparable Properties



11/703 Orrong Rd TOORAK 3142 (REI)

2 2 2

Price: $1,450,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment

Agent Comments



6/1 Balfour St TOORAK 3142 (REI)

3 2 2

Price: $1,492,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Apartment

Agent Comments



1/315 Orrong Rd ST KILDA EAST 3183 (REI)

2 2 1

Price: $1,500,000
Method: Sold Before Auction
Date: 22/09/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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