

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

1005/770b Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2024

to

31/12/2024

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	2/239 Riversdale Rd HAWTHORN EAST 3123	\$800,000	22/03/2025
2	703/5 Glenarm Rd GLEN IRIS 3146	\$850,000	25/02/2025
3	206/1633 Malvern Rd GLEN IRIS 3146	\$820,000	08/11/2024

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:

24/03/2025 15:59



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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending December 2024: \$700,000



2 2 2

Property Type: Apartment

Land Size: 98 sqm approx

Agent Comments

Comparable Properties



2/239 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 2

Price: \$800,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Apartment



703/5 Glenarm Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 2

Price: \$850,000

Method: Private Sale

Date: 25/02/2025

Property Type: Apartment

206/1633 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$820,000

Method: Sale

Date: 08/11/2024

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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