

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

1/7 Irving Road, Toorak Vic 3142

Indicative selling price

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

Single price \$3,850,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Toorak

Period - From 27/03/2024

to 26/03/2025

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	8/6 Mathoura Rd TOORAK 3142	\$4,180,000	07/03/2025
2	3/35 Huntingtower Rd ARMADALE 3143	\$3,980,000	03/12/2024
3	4/82 Mathoura Rd TOORAK 3142	\$4,050,000	17/10/2024

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:

27/03/2025 12:55