

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 805/770a Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2025 to 30/06/2025 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	808/480 Riversdale Rd HAWTHORN EAST 3123	\$415,000	18/01/2025
2	601/770b Toorak Rd GLEN IRIS 3146	\$420,000	14/04/2025
3	202/36 Bonview Rd MALVERN 3144	\$427,000	03/02/2025

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.~~

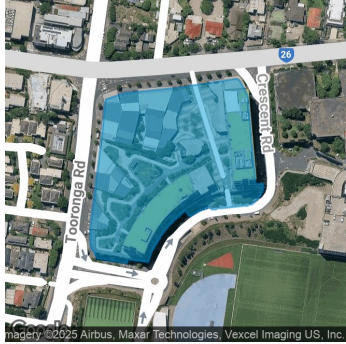
This Statement of Information was prepared on: 14/07/2025 10:45

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2025: \$615,000



Rooms: 3

Property Type:

Subdivisional/Englobo Land -
(Multi Lot)

[Agent Comments](#)

Comparable Properties



808/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG) [Agent Comments](#)



Price: \$415,000

Method: Private Sale

Date: 18/01/2025

Property Type: Apartment

601/770b Toorak Rd GLEN IRIS 3146 (VG)

[Agent Comments](#)



Price: \$420,000

Method: Sale

Date: 14/04/2025

Property Type: Strata Unit/Flat



202/36 Bonview Rd MALVERN 3144 (REI/VG)

[Agent Comments](#)



Price: \$427,000

Method: Private Sale

Date: 03/02/2025

Property Type: Apartment

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