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	6/692 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $2,405,000 Property Type Townhouse Suburb Toorak

Period - From 17/09/2024 to 16/09/2025 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	2/42 Grandview Gr PRAHRAN 3181	$1,530,000	16/08/2025
2	2/6 Lalbert Cr PRAHRAN 3181	$1,520,000	06/08/2025
3	6/1 Monaro Rd KOOYONG 3144	$1,600,000	18/03/2025

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: 17/09/2025 15:19

6/692 Orrong Road, Toorak Vic 3142



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median Townhouse Price
17/09/2024 - 16/09/2025: $2,405,000

Comparable Properties



2/42 Grandview Gr PRAHRAN 3181 (REI)

2 2 1

Price: $1,530,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Apartment

Agent Comments



2/6 Lalbert Cr PRAHRAN 3181 (REI/VG)

2 1 2

Price: $1,520,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment

Agent Comments



6/1 Monaro Rd KOOYONG 3144 (REI/VG)

3 2 2

Price: $1,600,000
Method: Private Sale
Date: 18/03/2025
Property Type: Townhouse (Single)
Land Size: 221 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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