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	7/693 Malvern Road, Toorak VIC 3142

Indicative selling price

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

Range between $625,000 & $675,000

Median sale price

Median price $1,120,000 Property Type Unit Suburb Toorak

Period - From 28/02/2025 to 27/08/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13/33 Kensington Road South Yarra VIC 3141	$680,300	08/07/2025
17/693 Malvern Road Toorak VIC 3142	$646,000	16/07/2025
2/521 Orrong Road Armadale VIC 3143	$680,000	05/06/2025

This Statement of Information was prepared on: 28/08/2025