

# 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 703/770B Toorak Road, Glen Iris, VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$368,500

### Median sale price

Median price \$795,000 Property Type Apartment Suburb Glen Iris (3146)

Period - From 01/01/2024 to 31/12/2024 Source RPDATA

### Comparable property sales

A These are two 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
201/770B TOORAK ROAD, GLEN IRIS VIC 3146	\$420,000	25/06/2024
4/46 EDGAR STREET, GLEN IRIS VIC 3146	\$362,500	26/10/2024

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: 24/01/2025