

# 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 4/692 Orrong Road, Toorak VIC 3142

### Indicative selling price

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

Single Price \$1,590,000

### Median sale price

Median price \$795,000

Property type Unit

Suburb Toorak

Period - From 01/10/2023

to

31/12/2023

Source REIV

### Comparable property sales

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
3/63 Kooyong Road, Armadale	\$1,462,500	24/02/2024
3/6 St Johns Lane, Toorak	\$1,510,000	27/11/2023
11/48 Lansell Road, Toorak	\$1,547,000	28/10/2023

This Statement of Information was prepared on: 24 February 2024