

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

2/646 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$887,500 Property Type Unit Suburb Toorak

Period - From 10/01/2024 to 09/01/2025 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	1/93 Mathoura Rd TOORAK 3142	\$710,000	01/11/2024
2	5/32 Bruce St TOORAK 3142	\$765,000	31/08/2024
3	1/746 Orrong Rd TOORAK 3142	\$785,000	30/11/2024

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:

10/01/2025 13:38



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000

Median Unit Price
10/01/2024 - 09/01/2025: \$887,500

Comparable Properties



1/93 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 01/11/2024
Property Type: Unit



5/32 Bruce St TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$765,000
Method: Sold Before Auction
Date: 31/08/2024
Property Type: Apartment



1/746 Orrong Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$785,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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