Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	6/740 Orrong Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000 &	\$770,000
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Median sale price

Median price	\$1,054,500	Pro	perty Type Ur	it		Suburb	Toorak
Period - From	01/01/2023	to	31/12/2023	So	urce	REIV	

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

	areas or comparable property	1 1100	Date of Sale
1	11/22 Kensington Rd SOUTH YARRA 3141	\$752,000	29/02/2024
2	19/49a Kensington Rd SOUTH YARRA 3141	\$742,500	10/02/2024
3	5/99 Mathoura Rd TOORAK 3142	\$740,000	08/02/2024

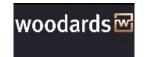
OR

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:	10/04/2024 08:25



Date of sale











Property Type:

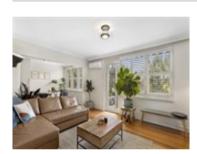
Divorce/Estate/Family Transfers Land Size: 2077 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price**

Year ending December 2023: \$1,054,500

Comparable Properties



11/22 Kensington Rd SOUTH YARRA 3141

(REI)

-2





Price: \$752,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Apartment

Agent Comments



(REI)





Agent Comments



Date: 10/02/2024

Property Type: Apartment



5/99 Mathoura Rd TOORAK 3142 (REI/VG)







Price: \$740.000

Method: Sold Before Auction

Date: 08/02/2024

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



