

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

6/740 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,054,500

Property Type

Unit

Suburb

Toorak

Period - From

01/01/2023

to

31/12/2023

Source

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	Price	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



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)

Agent Comments



Price: \$752,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: Apartment



19/49a Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$742,500
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment



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

Agent Comments



Price: \$740,000
Method: Sold Before Auction
Date: 08/02/2024
Property Type: Apartment

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