

# 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 303/770B 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 \$365,000

### Median sale price

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

Period - From 01/10/2023 to 30/09/2024 Source RPDATA

### Comparable property sales

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
7/63 EDGAR STREET, GLEN IRIS VIC 3146	\$395,000	10/02/2024
201/770B TOORAK ROAD, GLEN IRIS VIC 3146	\$420,000	25/06/2024
104/795 TOORAK ROAD, HAWTHORN EAST VIC 3123	\$390,000	16/05/2024

This Statement of Information was prepared on: 24/10/2024