

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

G04/1095 Malvern Road, Toorak

Indicative selling price

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

Range between \$4,655,000 & \$5,450,000

Median sale price

Median price \$625,000 Property type Unit Suburb Toorak

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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: 24 January 2025