

# 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 801/770B 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)

Price Range

\$390,000

&

\$415,000

### Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Glen Iris (3146)

Period - From

01/11/2022

to

31/10/2023

Source

RPDATA

### Comparable property sales

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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
302/770D TOORAK ROAD, GLEN IRIS VIC 3146	\$395,000	14/12/2022
501/770D TOORAK ROAD, GLEN IRIS VIC 3146	\$425,000	05/09/2023
401/770A TOORAK ROAD, GLEN IRIS VIC 3146	\$420,000	25/08/2023

This Statement of Information was prepared on: 21/11/2023