

# 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 15/765 Malvern Road, Toorak VIC 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000 & \$533,500

### Median sale price

Median price \$1,450,000 Property type Unit Suburb Toorak

Period - From 01/07/2022 to 30/09/2022 Source REIV

### Comparable property sales

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
8/765 Malvern Road, Toorak	\$485,000	27/09/2022
19/12A A'Beckett Street, Prahran	\$528,000	20/08/2022
11/21 Rockley Road, South Yarra	\$515,000	28/05/2022

This Statement of Information was prepared on: 9 November 2022