

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	601/770B Toorak Road, Glen Iris, VIC 3146
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Indicative selling price

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

Single Price	\$427,500
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Median sale price

Median price	\$800,000	Property Type	House	Suburb	Glen Iris (3146)
Period - From	01/03/2024	to	28/02/2025	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.
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Address of comparable property	Price	Date of sale
10/9 WARNER STREET, MALVERN VIC 3144	\$430,000	07/01/2025
2/36 BONVIEW ROAD, MALVERN VIC 3144	\$420,000	24/03/2025
103/770C TOORAK ROAD, GLEN IRIS VIC 3146	\$436,500	05/12/2024

This Statement of Information was prepared on:	02/04/2025
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