#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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Address	101/763 Malvern Road, Toorak Vic 3142
Including suburb and	

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Including suburb and	
postcode	

### Indicative selling price

Property offered for sale

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

Single price \$1,795,000

#### Median sale price

Median price	\$1,100,000	Pro	perty Type Ur	nit		Suburb	Toorak
Period - From	01/07/2025	to	30/09/2025	So	urce	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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
1	103/763 Malvern Rd TOORAK 3142	\$1,710,000	22/08/2025
2			
3			

#### OR

В\* 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:	17/11/2025 14:06

