

# 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

207/770b 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)

Single price

\$425,000

### Median sale price

Median price

\$737,500

Property Type

Unit

Suburb

Glen Iris

Period - From

19/02/2025

to

18/08/2025

Source

core\_logic

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
601/770B Toorak Road Glen Iris VIC 3146	\$420,000	14/04/2025
107/1387 Malvern Road Malvern VIC 3144	\$412,000	22/05/2025
4/280 Riversdale Road Hawthorn East VIC 3123	\$410,000	03/05/2025

This Statement of Information was prepared on:

19/08/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.