

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

26/789 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$901,750

Property Type Unit

Suburb Toorak

Period - From 01/04/2024

to 31/03/2025

Source 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 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
1	1/10 Denbigh Rd ARMADALE 3143	\$570,000	29/03/2025
2	10/789 Malvern Rd TOORAK 3142	\$565,000	10/03/2025
3	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025

OR

~~**B*** 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:

01/05/2025 14:43

James Burne
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Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending March 2025: \$901,750



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/10 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Apartment



10/789 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 10/03/2025

Property Type: Apartment



5/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Apartment

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