

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980

**Property offered for sale**


Address Including suburb and postcode	3/9 WOORIGOLEEN ROAD, TOORAK, VIC 3142
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**Indicative selling price**

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

Price Range:	\$1,900,000 to \$2,000,000
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**Median sale price**

Median price	\$776,000	Property type	Unit	Suburb	TOORAK
Period	01 January 2025 to 31 March 2025	Source			

**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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/693-697 ORRONG RD, TOORAK, VIC 3142	\$2,100,000	16/01/2025
3/777 MALVERN RD, TOORAK, VIC 3142	\$2,020,000	17/05/2025
104/763 MALVERN RD, TOORAK, VIC 3142	\$2,000,000	15/05/2025

This Statement of Information was prepared on: 12/06/2025