

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

301/589 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Range between \$3,700,000

&

\$4,000,000

Median sale price

Median price \$948,000

Property Type Unit

Suburb Toorak

Period - From 13/10/2024

to

12/10/2025

Source

Property Data

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	3/103 Mathoura Rd TOORAK 3142	\$4,150,000	22/08/2025
2	8/1174 Malvern Rd MALVERN 3144	\$3,780,000	10/05/2025
3	5b Yarradale Rd TOORAK 3142	\$3,665,000	20/05/2025

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:

13/10/2025 18:40



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$3,700,000 - \$4,000,000
Median Unit Price
13/10/2024 - 12/10/2025: \$948,000

Comparable Properties



3/103 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

3 3 3

Price: \$4,150,000
Method: Private Sale
Date: 22/08/2025
Property Type: Apartment



8/1174 Malvern Rd MALVERN 3144 (REI/VG)

Agent Comments

3 3 3

Price: \$3,780,000
Method: Private Sale
Date: 10/05/2025
Property Type: Apartment



5b Yarradale Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$3,665,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)
Land Size: 372 sqm approx