

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

4/641 Toorak Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Toorak

Period - From

01/07/2025

to

30/09/2025

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	8/630 Toorak Rd TOORAK 3142	\$768,000	22/11/2025
2	23/417 Toorak Rd TOORAK 3142	\$735,000	22/11/2025
3	5/641 Toorak Rd TOORAK 3142	\$731,000	26/07/2025

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:

13/12/2025 10:27



Property Type: Apartment

Agent Comments

Comparable Properties



8/630 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$768,000

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment



23/417 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$735,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



5/641 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$731,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Apartment

Land Size: 718 sqm approx