

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 4/641 Toorak Road, Toorak Vic 3142
Including suburb and postcode

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

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$735,000

Median Unit Price

September quarter 2025: \$1,100,000

Comparable Properties



8/630 Toorak Rd TOORAK 3142 (REI)



2



1



1

Agent Comments

Price: \$768,000

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment



23/417 Toorak Rd TOORAK 3142 (REI)



2



1



1

Agent Comments

Price: \$735,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



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



2



1



1

Agent Comments

Price: \$731,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Apartment

Land Size: 718 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140