

# 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 604/770C Toorak Road, Glen Iris, VIC 3146

### Indicative selling price

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

Price Range

\$680,000

&

\$720,000

### Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Glen Iris (3146)

Period - From

01/10/2024

to

30/09/2025

Source

RPDATA

### Comparable property sales

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 |
|--------------------------------------------|-----------|--------------|
| 5/138 MILTON PARADE, GLEN IRIS VIC 3146    | \$679,000 | 09/10/2025   |
| 101/436 BURKE ROAD, CAMBERWELL VIC 3124    | \$670,000 | 27/04/2025   |
| 6/33 ANDERSON ROAD, HAWTHORN EAST VIC 3123 | \$702,000 | 29/06/2025   |

This Statement of Information was prepared on: 27/10/2025