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	704/770D Toorak Road, Glen Iris, VIC 3146
postcode	

Indicative selling price

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

Price Range	\$570,000	&	\$600,000
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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

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
211/770C TOORAK ROAD, GLEN IRIS VIC 3146	\$570,000	24/07/2025
601/770C TOORAK ROAD, GLEN IRIS VIC 3146	\$565,000	27/04/2025
406/770C TOORAK ROAD, GLEN IRIS VIC 3146	\$579,000	26/03/2025

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