

# 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 708/770C 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

\$430,000

&

\$450,000

### Median sale price

Median price

\$737,500

Property Type

Apartment

Suburb

Glen Iris (3146)

Period - From

01/09/2024

to

31/08/2025

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
8/44 EDGAR STREET, GLEN IRIS VIC 3146	\$440,500	16/04/2025
203/36 SHAFTESBURY AVENUE, MALVERN VIC 3144	\$430,000	11/04/2025
7/1425 HIGH STREET, GLEN IRIS VIC 3146	\$475,500	29/04/2025

This Statement of Information was prepared on: 01/09/2025