

## 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

8/767 MALVERN ROAD TOORAK VIC 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

8/17 MYOORA ROAD TOORAK VIC 3142	\$700,000	20-Jan-25
12/9 CANTERBURY ROAD TOORAK VIC 3142	\$675,000	13-Nov-24
1/767 MALVERN ROAD TOORAK VIC 3142	\$660,000	22-Nov-24

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 6 months.~~

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**8/17 MYOORA ROAD TOORAK VIC 3142** Sold Price **\$700,000** Sold Date **20-Jan-25**

 2  1  1

Distance **0.73km**



**12/9 CANTERBURY ROAD TOORAK VIC 3142** Sold Price **\$675,000** Sold Date **13-Nov-24**

 2  1  1

Distance **0.78km**



**1/767 MALVERN ROAD TOORAK VIC 3142** Sold Price **\$660,000** Sold Date **22-Nov-24**

 2  1  1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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