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	804/770A Toorak Road, Glen Iris, VIC 3146
postcode	

Indicative selling price

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

Price Range	\$1,500,000	&	\$1,650,000

Median sale price

Median price	\$710,000		Property Typ	Hous	е	Suburb	Glen Iris (3146)
Period - From	01/11/2024	to	31/10/2025	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
302/39 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$1,670,000	01/10/2025
210/960 HIGH STREET, ARMADALE VIC 3143	\$1,400,000	09/07/2025
205/21 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$1,495,000	18/10/2025

his Statement of Information was prepared on:	05/11/2025