

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

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 Type House Suburb Glen Iris (3146)

Period - From 01/11/2024 to 31/10/2025 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
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

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