

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 706/770D Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Glen Iris

Period - From 11/11/2023 to 10/11/2024 Source REIV

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 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
1	107/1557 Malvern Rd GLEN IRIS 3146	\$635,000	18/09/2024
2	507/1615 Malvern Rd GLEN IRIS 3146	\$580,000	18/09/2024
3	19/1059 Malvern Rd TOORAK 3142	\$600,000	02/09/2024

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 six months.~~

This Statement of Information was prepared on: 11/11/2024 09:52



2
 1
 1

Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$580,000 - \$630,000
Median Unit Price
 11/11/2023 - 10/11/2024: \$610,000

Comparable Properties



107/1557 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2
 2
 1

Price: \$635,000
Method: Private Sale
Date: 18/09/2024
Property Type: Apartment



507/1615 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2
 2
 1

Price: \$580,000
Method: Private Sale
Date: 18/09/2024
Property Type: Apartment



19/1059 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$600,000
Method: Private Sale
Date: 02/09/2024
Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000