

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

1/693-697 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price \$2,249,000

Median sale price

Median price \$945,000

Property Type Unit

Suburb Toorak

Period - From 01/01/2024

to 31/12/2024

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 | 4/693 Orrong Rd TOORAK 3142 | \$2,100,000 | 16/01/2025 |
| 2 | 24 Ross St TOORAK 3142 | \$2,350,000 | 02/11/2024 |
| 3 | 2/1 Irving Rd TOORAK 3142 | \$2,000,000 | 25/09/2024 |

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:

21/03/2025 13:44

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Indicative Selling Price

\$2,249,000

Median Unit Price

Year ending December 2024: \$945,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



4/693 Orrong Rd TOORAK 3142 (VG)

Agent Comments

2 - -

Price: \$2,100,000

Method: Sale

Date: 16/01/2025

Property Type: Strata Unit/Flat



24 Ross St TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$2,350,000

Method: Private Sale

Date: 02/11/2024

Property Type: Townhouse (Single)

Land Size: 164 sqm approx



2/1 Irving Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 2

Price: \$2,000,000

Method: Private Sale

Date: 25/09/2024

Property Type: Apartment

Land Size: 237 sqm approx

Account - Marshall White | P: 03 9822 9999