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	1/693-697 Orrong Road, Toorak Vic 3142
Including suburb and	The state of the
postcode	

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	Pro	perty Type U	nit		Suburb	Toorak
Period - From	01/01/2024	to	31/12/2024	So	ource	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.

Ad	dress 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





Nicole French 03 9832 4716 0417 571 505

Indicative Selling Price \$2,249,000 **Median Unit Price** Year ending December 2024: \$945,000

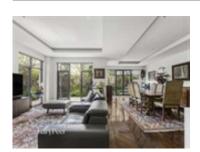
nicole.french@marshallwhite.com.au





Property Type: Apartment **Agent Comments**

Comparable Properties



4/693 Orrong Rd TOORAK 3142 (VG)

Price: \$2,100,000 Method: Sale Date: 16/01/2025

Property Type: Strata Unit/Flat

Agent Comments



24 Ross St TOORAK 3142 (REI/VG)





Agent Comments

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)



Price: \$2,000,000 Method: Private Sale Date: 25/09/2024

Property Type: Apartment Land Size: 237 sqm approx Agent Comments

Account - Marshall White | P: 03 9822 9999





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