

## 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 403/770A Toorak Road, Glen Iris, VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$770,000

&

\$840,000

### Median sale price

Median price

\$718,500

Property Type

Unit

Suburb

Glen Iris (3146)

Period - From

01/05/2025

to

30/04/2026

Source

RPDATA

### Comparable property sales

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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
506/771 TOORAK ROAD, HAWTHORN EAST VIC 3123	\$750,000	24/04/2026
117/5 GLENARM ROAD, GLEN IRIS VIC 3146	\$810,000	24/03/2026
3/12A SPRING ROAD, MALVERN VIC 3144	\$835,000	28/01/2026

This Statement of Information was prepared on: 26/05/2026