

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

Price Range

\$800,000

&

\$850,000

Median sale price

Median price

\$706,500

Property Type

Unit

Suburb

Glen Iris (3146)

Period - From

01/03/2025

to

28/02/2026

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 |
|---|-----------|--------------|
| 108/1565 MALVERN ROAD, GLEN IRIS VIC 3146 | \$810,000 | 01/10/2025 |
| 8/233 BURKE ROAD, GLEN IRIS VIC 3146 | \$846,000 | 11/12/2025 |
| 7/239 RIVERSDALE ROAD, HAWTHORN EAST VIC 3123 | \$856,500 | 14/10/2025 |

This Statement of Information was prepared on: 30/03/2026