

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 663 Malvern Road, Toorak VIC 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 Bedroom Apartments – Apt 1	\$2,525,000	Or range between		&	
3 Bedroom Apartments – Apt 3	\$2,995,000	Or range between		&	
3 Bedroom Townhouses – TH 13	\$2,795,000	Or range between		&	
3 Bedroom Townhouses – TH 19	\$2,595,000	Or range between		&	
3 Bedroom Townhouses – TH 20	\$2,595,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$975,000

Suburb Toorak

Period - From 01/04/2025

To 30/06/2025

Source REIV

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

3 Bedroom Apartments	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

3 Bedroom Townhouses	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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This Statement of Information was prepared on:

04/08/2025