

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

18/765 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,680,000

&

\$1,750,000

Median sale price

Median price \$975,000

Property Type Unit

Suburb Toorak

Period - From 01/07/2025

to

30/06/2026

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	2/14 Martin Ct TOORAK 3142	\$1,925,000	22/05/2026
2	6/14 Lascelles Av TOORAK 3142	\$1,750,000	15/05/2026
3	104/527 Orrong Rd ARMADALE 3143	\$1,600,000	07/04/2026

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:

18/09/2026 15:22



3
 2
 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,750,000

Median Unit Price

Year ending June 2026: \$975,000

Comparable Properties



2/14 Martin Ct TOORAK 3142 (REI)

Agent Comments

2
 2
 2

Price: \$1,925,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment



6/14 Lascelles Av TOORAK 3142 (REI)

Agent Comments

3
 3
 3

Price: \$1,750,000

Method: Private Sale

Date: 15/05/2026

Property Type: Apartment



104/527 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

2
 2
 2

Price: \$1,600,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000