

# 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

3/1085 Malvern Road, Toorak VIC 3142

### Indicative selling price

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

Range between

\$2,200,000

&

\$2,350,000

### Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Toorak

Period - From

14/10/2025

to

13/04/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
201/1095 Malvern Rd, Toorak Vic	\$2,655,000	22/11/2025
1/669 Toorak Rd, Toorak Vic	\$2,375,000	22/11/2025

This Statement of Information was prepared on:

14/04/2026