

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

402/770a Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Glen Iris

Period - From 28/07/2024

to

27/07/2025

Source Property Data

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	109/1557 Malvern Rd GLEN IRIS 3146	\$690,000	08/07/2025
2	605/1615 Malvern Rd GLEN IRIS 3146	\$690,000	17/06/2025
3	205/65 Maitland St GLEN IRIS 3146	\$685,000	29/01/2025

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:

28/07/2025 12:02



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
28/07/2024 - 27/07/2025: \$650,000

Comparable Properties



109/1557 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$690,000
Method: Private Sale
Date: 08/07/2025
Property Type: Apartment



605/1615 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$690,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment



205/65 Maitland St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$685,000
Method: Private Sale
Date: 29/01/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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