

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

4/677 TOORAK 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)

Single Price

\$829,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

Unit

Suburb

Toorak

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

7/460 GLENFERRIE ROAD HAWTHORN VIC 3122	\$810,000	13-Mar-25
8/34 OSBORNE AVENUE GLEN IRIS VIC 3146	\$825,000	02-Aug-25
4/526 TOORAK ROAD TOORAK VIC 3142	\$798,000	31-May-25

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 6 months.~~

This Statement of Information was prepared on: 02 September 2025



**7/460 GLENFERRIE ROAD
HAWTHORN VIC 3122**

 3  1  1

Sold Price **\$810,000** Sold Date **13-Mar-25**

Distance **0.92km**



**8/34 OSBORNE AVENUE GLEN IRIS
VIC 3146**

 3  1  1

Sold Price **\$825,000** Sold Date **02-Aug-25**

Distance **1.97km**



**4/526 TOORAK ROAD TOORAK
VIC 3142**

 3  1  1

Sold Price **\$798,000** Sold Date **31-May-25**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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