

# 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

690a Toorak Road, Malvern Vic 3144

### Indicative selling price

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

Single price \$2,045,000

### Median sale price

Median price \$3,453,000

Property Type House

Suburb Malvern

Period - From 01/07/2023

to 30/09/2023

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	8/24 Mercer Rd ARMADALE 3143	\$2,103,000	17/09/2023
2	3/4 Selwyn Ct TOORAK 3142	\$2,090,000	21/10/2023
3			

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:

22/12/2023 11:24



3   3   2

**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$2,045,000

**Median House Price**

September quarter 2023: \$3,453,000

## Comparable Properties



**8/24 Mercer Rd ARMADALE 3143 (REI)**

[Agent Comments](#)

3   2   1

**Price:** \$2,103,000

**Method:** Sold Before Auction

**Date:** 17/09/2023

**Property Type:** Townhouse (Res)



**3/4 Selwyn Ct TOORAK 3142 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$2,090,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

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.

Account - Marshall White | P: 03 9822 9999