

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

1/64 Irving Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,335,000

Property Type Townhouse

Suburb Toorak

Period - From 18/05/2025

to

17/05/2026

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	5 Culshaw St TOORAK 3142	\$1,600,000	28/03/2026
2	1/9 Hopetoun Rd TOORAK 3142	\$1,700,000	24/03/2026
3	74 Wilson St SOUTH YARRA 3141	\$1,650,000	20/03/2026

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:

18/05/2026 12:11



Property Type: Flat
Land Size: 7741.936 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,760,000
Median Townhouse Price
 18/05/2025 - 17/05/2026: \$2,335,000

Comparable Properties



5 Culshaw St TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 210 sqm approx



1/9 Hopetoun Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment



74 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,650,000
Method: Expression of Interest
Date: 20/03/2026
Property Type: House (Res)
Land Size: 157 sqm approx

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