

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

2/769 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$916,000

Property Type Unit

Suburb Toorak

Period - From 23/09/2025

to

22/09/2026

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	28/380 Toorak Rd SOUTH YARRA 3141	\$1,085,000	16/09/2026
2	2/5 Selwyn Ct TOORAK 3142	\$1,013,000	29/08/2026
3	2/708 Orrong Rd TOORAK 3142	\$1,080,000	29/06/2026

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:

23/09/2026 15:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
23/09/2025 - 22/09/2026: \$916,000

Comparable Properties



28/380 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 16/09/2026
Property Type: Apartment



2/5 Selwyn Ct TOORAK 3142 (REI)

Agent Comments



Price: \$1,013,000
Method: Private Sale
Date: 29/08/2026
Property Type: Apartment



2/708 Orrong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999