

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

22/1059-1063 MALVERN 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

or range
between

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,332,500

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2025

to

31 Mar 2026

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

21/1059-1063 MALVERN ROAD TOORAK VIC 3142	\$835,000	06-Feb-26
14/1059-1063 MALVERN ROAD TOORAK VIC 3142	\$810,000	25-Nov-25
3/12A SPRING ROAD MALVERN VIC 3144	\$835,000	28-Jan-26

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: 20 April 2026



**21/1059-1063 MALVERN ROAD
TOORAK VIC 3142**

 2  2  1

Sold Price

\$835,000

Sold Date **06-Feb-26**

Distance

0km



**14/1059-1063 MALVERN ROAD
TOORAK VIC 3142**

 2  2  1

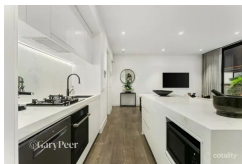
Sold Price

\$810,000

Sold Date **25-Nov-25**

Distance

0km



**3/12A SPRING ROAD MALVERN VIC
3144**

 2  2  1

Sold Price

\$835,000

Sold Date **28-Jan-26**

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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