

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

6/637 Malvern Road, Toorak VIC 3142

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Toorak

Period - From

04/02/2026

to

03/08/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16/45 Williams Road Windsor VIC 3181	\$828,000	27/02/2026
8/16 Springfield Avenue Toorak VIC 3142	\$873,500	18/05/2026
1/28 Mathoura Road Toorak VIC 3142	\$840,000	21/05/2026

This Statement of Information was prepared on:

04/08/2026