

# 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

663 Toorak Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$6,000,000

&

\$6,600,000

### Median sale price

Median price \$5,300,000

Property Type House

Suburb Toorak

Period - From 01/01/2023

to 31/12/2023

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	7 Denham PI TOORAK 3142	\$7,150,000	16/11/2023
2	113 Kooyong Rd ARMADALE 3143	\$6,800,000	28/09/2023
3	1021 Malvern Rd TOORAK 3142	\$5,580,000	22/09/2023

**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:

29/02/2024 15:32

663 Toorak Road, Toorak Vic 3142



5 -

**Property Type:** House (Res)  
**Land Size:** 1073 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$6,000,000 - \$6,600,000  
**Median House Price**  
Year ending December 2023: \$5,300,000

## Comparable Properties



**7 Denham PI TOORAK 3142 (REI/VG)**

**Agent Comments**

4 3 3

**Price:** \$7,150,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**113 Kooyong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$6,800,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** House (Res)  
**Land Size:** 915 sqm approx



**1021 Malvern Rd TOORAK 3142 (REI)**

**Agent Comments**

5 2 2

**Price:** \$5,580,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371



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