

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

8/3 Glover Court, 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 \$928,000

Property Type Unit

Suburb Toorak

Period - From 21/07/2025

to

20/07/2026

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	8/61 Darling St SOUTH YARRA 3141	\$770,000	11/06/2026
2	10/44 Murphy St SOUTH YARRA 3141	\$830,000	08/04/2026
3	13/3 Tahara Rd TOORAK 3142	\$780,000	22/01/2026

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:

21/07/2026 13:35

Joseph Falso

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

21/07/2025 - 20/07/2026: \$928,000

Comparable Properties



8/61 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$770,000

Method: Private Sale

Date: 11/06/2026

Property Type: Apartment

Land Size: 1412 sqm approx



10/44 Murphy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$830,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment



13/3 Tahara Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$780,000

Method: Private Sale

Date: 22/01/2026

Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



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