

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

802/770D Toorak Road, Glen Iris, VIC 3146

Indicative selling price

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

Single Price

\$445,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Glen Iris (3146)

Period - From

01/08/2025

to

31/07/2026

Source

RPDATA

Comparable property sales

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
501/770D TOORAK ROAD, GLEN IRIS VIC 3146	\$425,000	22/04/2026
203/25 BELMONT AVENUE, GLEN IRIS VIC 3146	\$448,000	24/03/2026
116/14 ELIZABETH STREET, MALVERN VIC 3144	\$430,000	31/03/2026

This Statement of Information was prepared on:

19/08/2026