

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

806/770C TOORAK ROAD GLEN IRIS VIC 3146

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

\$560,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Glen Iris

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

603/770D TOORAK ROAD GLEN IRIS VIC 3146	\$555,000	14-Mar-26
805/770C TOORAK ROAD GLEN IRIS VIC 3146	\$570,000	08-Jan-26
704/770D TOORAK ROAD GLEN IRIS VIC 3146	\$550,000	27-Nov-25

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: 09 April 2026



**603/770D TOORAK ROAD GLEN
IRIS VIC 3146**

Sold Price

RS

\$555,000

Sold Date

14-Mar-26

2

1

1

Distance

0km



**805/770C TOORAK ROAD GLEN
IRIS VIC 3146**

Sold Price

\$570,000

Sold Date

08-Jan-26

2

1

1

Distance

0km



**704/770D TOORAK ROAD GLEN
IRIS VIC 3146**

Sold Price

\$550,000

Sold Date

27-Nov-25

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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