

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

9/1085 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,975,000

&

\$2,170,000

Median sale price

Median price \$910,000

Property Type Unit

Suburb Toorak

Period - From 18/08/2025

to

17/08/2026

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	2/14 Martin Ct TOORAK 3142	\$1,925,000	22/05/2026
2	6/555 Toorak Rd TOORAK 3142	\$2,300,000	12/05/2026
3			

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:

18/08/2026 14:55



2 2 3

Rooms: 4
Property Type: Penthouse (Res)
Agent Comments

Indicative Selling Price
\$1,975,000 - \$2,170,000
Median Unit Price
18/08/2025 - 17/08/2026: \$910,000

Comparable Properties



2/14 Martin Ct TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,925,000
Method: Private Sale
Date: 22/05/2026
Property Type: Apartment



6/555 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 2

Price: \$2,300,000
Method: Expression of Interest
Date: 12/05/2026
Property Type: Apartment

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.