

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

Sub-Penthouse/663 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$5,500,000 & \$5,750,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/04/2025 to 31/03/2026 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	2/11 Copelen St SOUTH YARRA 3141	\$5,400,000	19/02/2026
2	5c Maple Gr TOORAK 3142	\$5,450,000	14/01/2026
3	5/50 Washington St TOORAK 3142	\$5,300,000	24/12/2025

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: 27/05/2026 10:00



Property Type:
Agent Comments

Indicative Selling Price
\$5,500,000 - \$5,750,000
Median Unit Price
Year ending March 2026: \$1,050,000

Comparable Properties



2/11 Copelen St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$5,400,000
Method: Private Sale
Date: 19/02/2026
Property Type: Apartment



5c Maple Gr TOORAK 3142 (REI/VG)

Agent Comments



Price: \$5,450,000
Method: Private Sale
Date: 14/01/2026
Property Type: Apartment
Land Size: 878 sqm approx



5/50 Washington St TOORAK 3142 (REI/VG)

Agent Comments



Price: \$5,300,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment