Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	4/641 Toorak Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Range between \$740,000	&	\$800,000
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Median sale price

Median price	\$975,000	Pro	perty Type	Jnit		Suburb	Toorak
Period - From	01/04/2025	to	30/06/2025	9	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

	and de transparation property		Date of care
1	5/641 Toorak Rd TOORAK 3142	\$731,000	26/07/2025
2	4/526 Toorak Rd TOORAK 3142	\$798,000	13/06/2025
3	15/411 Toorak Rd TOORAK 3142	\$765,000	24/05/2025

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:	15/08/2025 11:38



Date of sale



James Burne 9520 9020 0434 288 066 iburne@bigginscott.com.au

Indicative Selling Price \$740,000 - \$800,000 **Median Unit Price** June quarter 2025: \$975,000





Rooms: 4

Property Type: Apartment Land Size: 0 sqm approx **Agent Comments**

Comparable Properties



5/641 Toorak Rd TOORAK 3142 (REI)

Price: \$731,000 Method: Auction Sale Date: 26/07/2025

Property Type: Apartment

Agent Comments



4/526 Toorak Rd TOORAK 3142 (REI/VG)

2





Agent Comments

Price: \$798,000 Method: Private Sale Date: 13/06/2025

Property Type: Apartment Land Size: 118 sqm approx

15/411 Toorak Rd TOORAK 3142 (REI)

Agent Comments

Price: \$765,000 Method: Private Sale Date: 24/05/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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