

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  
102/687 Toorak Road, Kooyong Vic 3144

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$840,000

**Median sale price**

Median price \$740,000 Property Type Unit Suburb Kooyong  
Period - From 13/03/2025 to 12/03/2026 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
1 601/7 Evergreen Mews ARMADALE 3143	\$802,000	26/02/2026
2 21/1059 Malvern Rd TOORAK 3142	\$835,000	12/02/2026
3 104/8c Evergreen Mews ARMADALE 3143	\$825,000	04/02/2026

**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.

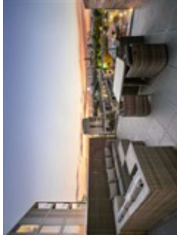
This Statement of Information was prepared on: 13/03/2026 12:31



**Indicative Selling Price**  
\$840,000  
**Median Unit Price**  
13/03/2025 - 12/03/2026: \$740,000

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 933 sqm approx.  
**Agent Comments**

## Comparable Properties

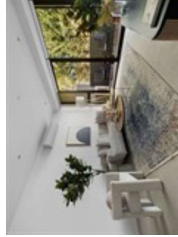


6017 Evergreen Mews ARMADALE 3143 (REI)



**Agent Comments**

**Price:** \$802,000  
**Method:** Private Sale  
**Date:** 26/02/2026  
**Property Type:** Apartment

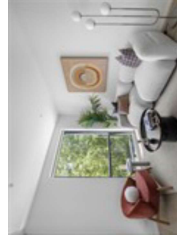


21/1059 Malvern Rd TOORAK 3142 (REI/NG)



**Agent Comments**

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** Apartment



104/8c Evergreen Mews ARMADALE 3143 (REI/NG)



**Agent Comments**

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Property Type:** Apartment