

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

10/712 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Toorak

Period - From 01/01/2026

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	5/38a Kensington Rd SOUTH YARRA 3141	\$620,000	22/12/2025
2	34/321-323 Chapel St PRAHRAN 3181	\$600,000	20/11/2025
3	8/680 Malvern Rd PRAHRAN 3181	\$643,000	14/11/2025

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:

23/04/2026 09:05



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000

Median Unit Price

March quarter 2026: \$860,000

Comparable Properties



5/38a Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$620,000

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment



34/321-323 Chapel St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$600,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment



8/680 Malvern Rd PRAHRAN 3181 (REI/VG)

Agent Comments

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  -

Price: \$643,000

Method: Private Sale

Date: 14/11/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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