

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

17/723 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Toorak

Period - From

01/10/2025

to

31/12/2025

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	3/18 Mercer Rd ARMADALE 3143	\$895,000	28/02/2026
2	6/48a St Georges Rd TOORAK 3142	\$893,000	06/12/2025
3	3/732 Orrong Rd TOORAK 3142	\$917,000	25/10/2025

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:

04/03/2026 10:47



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$930,000

Median Unit Price

December quarter 2025: \$1,050,000

Comparable Properties



3/18 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

 2
  1
  2

Price: \$895,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Apartment



6/48a St Georges Rd TOORAK 3142 (REI/VG)

Agent Comments

 2
  5
  1

Price: \$893,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Apartment



3/732 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$917,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit

Account - Marshall White | P: 03 9822 9999



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