

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

671 Orrong Road, Toorak Vic 3142

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$4,860,000 Property Type House 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.

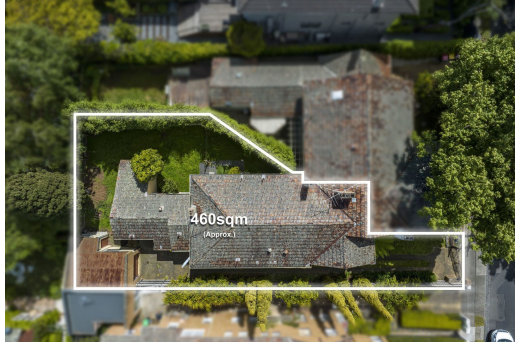
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 1 Palermo St SOUTH YARRA 3141 | \$2,950,000 | 15/12/2025 |
| 2 | 21 Gertrude St WINDSOR 3181 | \$2,420,000 | 01/11/2025 |
| 3 | 10 Penny La SOUTH YARRA 3141 | \$2,725,000 | 03/10/2025 |

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:

27/02/2026 16:19



 4  2  2

Property Type: House (Res)

Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

December quarter 2025: \$4,860,000

Comparable Properties



1 Palermo St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,950,000

Method: Expression of Interest

Date: 15/12/2025

Property Type: House (Res)

Land Size: 249 sqm approx



21 Gertrude St WINDSOR 3181 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,420,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 500 sqm approx



10 Penny La SOUTH YARRA 3141 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,725,000

Method: Private Sale

Date: 03/10/2025

Property Type: House (Res)

Land Size: 116 sqm approx

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504