

## 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

5/1069-1071 MALVERN ROAD TOORAK VIC 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,332,500

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

15/14 ELIZABETH STREET MALVERN VIC 3144	\$690,000	23-Feb-26
210/14 ELIZABETH STREET MALVERN VIC 3144	\$710,000	17-Feb-26
203/6C EVERGREEN MEWS ARMADALE VIC 3143	\$693,000	18-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 07 April 2026



**15/14 ELIZABETH STREET  
MALVERN VIC 3144**

2 2 1

Sold Price **\$690,000** Sold Date **23-Feb-26**

Distance **0.89km**



**210/14 ELIZABETH STREET  
MALVERN VIC 3144**

2 2 1

Sold Price <sup>RS</sup> **\$710,000** <sup>UN</sup> Sold Date **17-Feb-26**

Distance **0.89km**



**203/6C EVERGREEN MEWS  
ARMADALE VIC 3143**

2 2 1

Sold Price **\$693,000** Sold Date **18-Feb-26**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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