

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

14/693 MALVERN ROAD TOORAK VIC 3142

Indicative selling price

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

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$5,650,000

Property type

House

Suburb

Toorak

Period-from

01 Dec 2024

to

30 Nov 2025

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

17/693 MALVERN ROAD TOORAK VIC 3142	\$646,000	16-Jul-25
2/43 GRANDVIEW GROVE PRAHRAN VIC 3181	\$788,000	21-Jul-25
17/844 MALVERN ROAD ARMADALE VIC 3143	\$700,000	08-Dec-25

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: 17 December 2025



**17/693 MALVERN ROAD TOORAK
VIC 3142**

 2  1  1

Sold Price

\$646,000

Sold Date

16-Jul-25

Distance

0km

**2/43 GRANDVIEW GROVE
PRAHRAN VIC 3181**

 2  1  1

Sold Price

\$788,000

Sold Date

21-Jul-25

Distance

0.28km

**17/844 MALVERN ROAD
ARMADALE VIC 3143**

 2  1  1

Sold Price

^{RS}\$700,000

Sold Date

08-Dec-25

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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