

# 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

1/5 Ashe Grove, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$975,000

Property Type Unit

Suburb Toorak

Period - From 01/07/2025

to

30/06/2026

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 | 5/5 Woorigoleen Rd TOORAK 3142 | \$1,500,000 | 22/05/2026   |
| 2 | 5/17 Como Av SOUTH YARRA 3141  | \$1,484,000 | 18/04/2026   |
| 3 | 1/42 Grandview Gr PRAHRAN 3181 | \$1,430,000 | 28/03/2026   |

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:

27/08/2026 10:32



2   
 1   
 1

**Property Type:** Unit  
**Land Size:** 77 internal sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,400,000 - \$1,540,000  
**Median Unit Price**  
 Year ending June 2026: \$975,000

## Comparable Properties



**5/5 Woorigoleen Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 22/05/2026  
**Property Type:** Apartment



**5/17 Como Av SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3   
 1   
 1

**Price:** \$1,484,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** Townhouse (Res)



**1/42 Grandview Gr PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** Apartment

**Account - Thomson** | P: 03 95098244 | F: 95009693



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