

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

1/83 GRANGE 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

or range
between

\$1,880,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$5,650,000

Property type

House

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

6/40 GRANGE ROAD TOORAK VIC 3142	\$1,850,000	29-Jan-26
1/404-406 TOORAK ROAD TOORAK VIC 3142	\$1,950,000	03-Mar-26
2/589A TOORAK ROAD TOORAK VIC 3142	\$1,930,000	18-Oct-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: 20 April 2026



6/40 GRANGE ROAD TOORAK VIC 3142

Sold Price

\$1,850,000

Sold Date

29-Jan-26

3

2

2

Distance

0.28km



1/404-406 TOORAK ROAD TOORAK VIC 3142

Sold Price

^{RS} **\$1,950,000** ^{UN}

Sold Date

03-Mar-26

3

2

2

Distance

0.86km



2/589A TOORAK ROAD TOORAK VIC 3142

Sold Price

\$1,930,000

Sold Date

18-Oct-25

3

2

2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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