

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

2/36 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$916,000

Property Type Unit

Suburb Toorak

Period - From 07/07/2025

to

06/07/2026

Source Property Data

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	2a/587 Toorak Rd TOORAK 3142	\$630,000	07/04/2026
2			
3			

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:

07/07/2026 09:05



1 1 1

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
07/07/2025 - 06/07/2026: \$916,000

Comparable Properties



2a/587 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment

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.

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



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