

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

88 Grange Road, Toorak VIC 3142

Indicative selling price

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

Range between

\$7,000,000

&

\$7,700,000

Median sale price

Median price

\$4,500,000

Property Type

House

Suburb

Toorak

Period - From

13/10/2025

to

12/04/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
11 Coolullah Av, South Yarra Vic	\$7,350,000	03/04/2026
81 St Georges Rd, Toorak Vic	\$7,300,000	12/11/2025

This Statement of Information was prepared on:

13/04/2026



Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.letteri@marshallwhite.com.au
Indicative Selling Price
\$7,000,000 - \$7,700,000
Median House Price
Year ending April 2026: \$4,500,000

Comparable Properties



11 Coolullah Av, South Yarra Vic

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Price: \$7,350,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size:



81 St Georges Rd, Toorak Vic

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Price: \$7,300,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 1420 sqm approx