

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 Townhouse 1, 40 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$5,300,000 Property Type House Suburb Toorak

Period - From 01/01/2023 to 31/12/2023 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	1/17 Talbot Cr KOOYONG 3144	\$1,850,000	20/03/2024
2	20 Ruabon Rd TOORAK 3142	\$1,800,000	29/01/2024
3	34 Brighton St RICHMOND 3121	\$1,700,000	02/03/2024

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: 10/04/2024 13:32



3 2 2

Rooms: 4
Property Type: Apartment
Land Size: 1774 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending December 2023: \$5,300,000

Comparable Properties



1/17 Talbot Cr KOOYONG 3144 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)



20 Ruabon Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 29/01/2024
Property Type: Townhouse (Res)



34 Brighton St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,700,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999