

# 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

1/44 Lansell Road, 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 \$1,725,000 & \$1,850,000

### Median sale price

Median price \$2,270,000 Property Type Townhouse Suburb Toorak

Period - From 17/04/2025 to 16/04/2026 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	1/404-406 Toorak Rd TOORAK 3142	\$1,950,000	03/03/2026
2	6/40 Grange Rd TOORAK 3142	\$1,850,000	29/01/2026
3	13/85 Alexandra Av SOUTH YARRA 3141	\$1,800,000	17/01/2026

**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: 17/04/2026 11:59



3   2   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/404-406 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

3   2   2

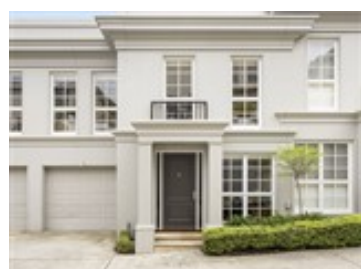
**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** Apartment

**Land Size:** 220 sqm approx



**6/40 Grange Rd TOORAK 3142 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 29/01/2026

**Property Type:** Townhouse (Res)



**13/85 Alexandra Av SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 17/01/2026

**Property Type:** Apartment