

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

\$1,750,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Unit

Suburb

Toorak

Period-from

01 Jun 2025

to

31 May 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
6/14 LASCELLES AVENUE TOORAK VIC 3142	\$1,750,000	15-May-26
3/284 WILLIAMS ROAD TOORAK VIC 3142	\$1,750,000	09-Feb-26

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: 09 June 2026



6/40 GRANGE ROAD TOORAK VIC 3142 Sold Price **\$1,850,000** Sold Date **29-Jan-26**

3 2 2

Distance **0.28km**



6/14 LASCELLES AVENUE TOORAK VIC 3142 Sold Price ^{RS} **\$1,750,000** ^{UN} Sold Date **15-May-26**

3 3 3

Distance **0.74km**



3/284 WILLIAMS ROAD TOORAK VIC 3142 Sold Price **\$1,750,000** Sold Date **09-Feb-26**

4 3 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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