

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

\$1,880,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$5,650,000

Property type

House

Suburb

Toorak

Period-from

01 Apr 2025

to

31 Mar 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
1/404-406 TOORAK ROAD TOORAK VIC 3142	\$1,950,000	03-Mar-26
2/589A TOORAK ROAD TOORAK VIC 3142	\$1,930,000	18-Oct-25

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: 16 April 2026



6/40 GRANGE ROAD TOORAK VIC 3142

3 2 2

Sold Price **\$1,850,000** Sold Date **29-Jan-26**

Distance **0.28km**



1/404-406 TOORAK ROAD
TOORAK VIC 3142

3 2 2

Sold Price ^{RS} **\$1,950,000** ^{UN} Sold Date **03-Mar-26**

Distance **0.86km**



2/589A TOORAK ROAD TOORAK
VIC 3142

3 2 2

Sold Price **\$1,930,000** Sold Date **18-Oct-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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