

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

6/2-4 Lansell Court, Toorak Vic 3142

Indicative selling price

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

Range between \$2,350,000 & \$2,450,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/04/2025 to 31/03/2026 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	8/455 Glenferrie Rd KOOYONG 3144	\$2,460,000	19/05/2026
2	6/555 Toorak Rd TOORAK 3142	\$2,300,000	12/05/2026
3	5/25 Mercer Rd ARMADALE 3143	\$2,600,000	17/04/2026

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:

04/06/2026 08:49

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Indicative Selling Price
\$2,350,000 - \$2,450,000

Median Unit Price
Year ending March 2026: \$1,050,000



2 2 2

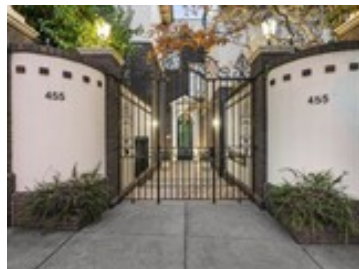
Rooms: 4

Property Type: Apartment

Land Size: Internal 189m2 approx
sqm approx

[Agent Comments](#)

Comparable Properties



8/455 Glenferrie Rd KOOYONG 3144 (REI)

[Agent Comments](#)

2 2 2

Price: \$2,460,000

Method: Private Sale

Date: 19/05/2026

Property Type: Apartment



6/555 Toorak Rd TOORAK 3142 (REI)

[Agent Comments](#)

2 2 2

Price: \$2,300,000

Method: Expression of Interest

Date: 12/05/2026

Property Type: Apartment



5/25 Mercer Rd ARMADALE 3143 (VG)

[Agent Comments](#)

2 - -

Price: \$2,600,000

Method: Sale

Date: 17/04/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511