

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 8/7-9 Grange Road, Toorak VIC 3142

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$827,500 Property type Unit Suburb Toorak

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
3/1 Irving Road, Toorak VIC 3142	\$3,300,000	07/11/2024
5/8 Lisson Grove, Hawthorn VIC 3122	\$3,050,000	20/08/2024
4/42 Grange Road, Toorak VIC 3142	\$3,155,000	26/06/2024

This Statement of Information was prepared on: 12 December 2024