

# 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

32 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 \$4,000,000 & \$4,400,000

### Median sale price

Median price \$4,719,000 Property Type House Suburb Toorak

Period - From 05/02/2024 to 04/02/2025 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	27 Tashinny Rd TOORAK 3142	\$4,320,000	12/12/2024
2	9 Lennox St HAWTHORN 3122	\$3,850,000	12/10/2024
3	4a Evelina Rd TOORAK 3142	\$3,960,000	07/09/2024

**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:

05/02/2025 15:48


 3   
  2   
  2

Property Type: House

Agent Comments

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000  
**Median House Price**  
05/02/2024 - 04/02/2025: \$4,719,000

## Comparable Properties



27 Tashinny Rd TOORAK 3142 (REI)

Agent Comments

 4   
  3   
  4

**Price:** \$4,320,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** House  
**Land Size:** 641 sqm approx


9 Lennox St HAWTHORN 3122 (REI)

Agent Comments

 4   
  3   
  2

**Price:** \$3,850,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 761 sqm approx


4a Evelina Rd TOORAK 3142 (REI/VG)

Agent Comments

 4   
  3   
  2

**Price:** \$3,960,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx

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