

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17/38 GRANGE ROAD, TOORAK, VIC 3142

Indicative selling price

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

Price Range: \$880,000 to \$920,000

Median sale price

Median price

\$816,250

Property type

Unit

Suburb

TOORAK

Period

01 January 2025 to 31 March 2025

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16/38 GRANGE RD, TOORAK, VIC 3142	\$902,500	19/02/2025
6 RUSSELL ST, PRAHRAN, VIC 3181	\$965,000	12/12/2024
21/46 LANSELL RD, TOORAK, VIC 3142	\$895,000	14/11/2024

This Statement of Information was prepared on:

06/05/2025