

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<br>Including suburb and<br>postcode | G2/16 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)

|               |             |
|---------------|-------------|
| Single Price: | \$3,650,000 |
|---------------|-------------|

**Median sale price**

|              |                               |               |        |                                                                                     |        |
|--------------|-------------------------------|---------------|--------|-------------------------------------------------------------------------------------|--------|
| Median price | \$820,000                     | Property type | Unit   | Suburb                                                                              | TOORAK |
| Period       | 01 April 2026 to 30 June 2026 |               | Source |  |        |

**Comparable property sales**

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: | 13/08/2026 |
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