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	1/91 Grange Road, Toorak Vic 3142

Indicative selling price

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

Single price $3,175,000

Median sale price

Median price $4,450,000 Property Type House Suburb Toorak

Period - From 01/01/2025 to 31/12/2025 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	17 Rose St ARMADALE 3143	$2,935,000	22/11/2025
2	1/24 Hill St TOORAK 3142	$3,000,000	30/10/2025
3	1a Landale Rd TOORAK 3142	$3,185,000	24/10/2025

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: 26/03/2026 13:23

JellisCraig



3 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$3,175,000
Median House Price
Year ending December 2025: $4,450,000

Comparable Properties



17 Rose St ARMADALE 3143 (REI/VG)

3 2 1

Price: $2,935,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 207 sqm approx

Agent Comments



1/24 Hill St TOORAK 3142 (REI/VG)

2 2 2

Price: $3,000,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)

Agent Comments



1a Landale Rd TOORAK 3142 (REI/VG)

3 2 3

Price: $3,185,000
Method: Private Sale
Date: 24/10/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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