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	11/36 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between $525,000 & $575,000

Median sale price

Median price $1,050,000 Property Type Unit 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	12/558 Toorak Rd TOORAK 3142	$555,000	26/11/2025
2	6/14 Springfield Av TOORAK 3142	$555,000	08/11/2025
3	21/36 Grange Rd TOORAK 3142	$598,000	30/10/2025

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: 11/02/2026 17:34

11/36 Grange Road, Toorak Vic 3142

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1 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000 - $575,000
Median Unit Price
Year ending December 2025: $1,050,000

Comparable Properties



12/558 Toorak Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $555,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment

Agent Comments



6/14 Springfield Av TOORAK 3142 (REI/VG)

1 1 1

Price: $555,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments



21/36 Grange Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $598,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment

Agent Comments

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