# 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<br>Including suburb and postcode | 88 Grange Road, Toorak VIC 3142 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $8,800,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $4,500,000 | Property Type | House | Suburb | Toorak |
| Period - From | 14/11/2025 | to | 13/05/2026 | Source | pdol |

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 11 Coolullah Av, South Yarra Vic | $7,350,000 | 03/04/2026 |
| | | |
| | | |

This Statement of Information was prepared on: 14/05/2026

# 88 Grange Road, Toorak VIC 3142



6 7 4

Property Type: House

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Indicative Selling Price

-

Median House Price

Year ending May 2026: $4,500,000

## Comparable Properties



### 11 Coolullah Av, South Yarra Vic

5 4 4

Price: $7,350,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size:

Account - Marshall White - Stonnington | P: 98229999

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