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	3/85 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between $870,000 & $950,000

Median sale price

Median price $901,750 Property Type Unit Suburb Toorak

Period - From 01/04/2024 to 31/03/2025 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	7/272 Williams Rd TOORAK 3142	$805,000	07/05/2025
2	5/3 Canberra Rd TOORAK 3142	$1,050,000	07/05/2025
3	1/4 Glyndebourne Av TOORAK 3142	$840,000	20/02/2025

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: 12/06/2025 15:47

3/85 Grange Road, Toorak Vic 3142



3 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$870,000 - $950,000
Median Unit Price
Year ending March 2025: $901,750

Comparable Properties



7/272 Williams Rd TOORAK 3142 (REI)

2 1 1

Price: $805,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit

Agent Comments



5/3 Canberra Rd TOORAK 3142 (REI)

3 1 1

Price: $1,050,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments



1/4 Glyndebourne Av TOORAK 3142 (REI/VG)

3 1 1

Price: $840,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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