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	21/36 Grange Road, Toorak Vic 3142

Indicative selling price

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

Range between $535,000 & $570,000

Median sale price

Median price $903,750 Property Type Unit Suburb Toorak

Period - From 01/10/2024 to 30/09/2025 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	6/70-72 Canterbury Rd TOORAK 3142	$525,000	20/09/2025
2	1/637 Toorak Rd TOORAK 3142	$521,000	05/09/2025
3	14/765 Malvern Rd TOORAK 3142	$550,000	13/06/2025

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: 22/10/2025 16:11

21/36 Grange Road, Toorak Vic 3142

JellisCraig



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$535,000 - $570,000
Median Unit Price
Year ending September 2025: $903,750

Comparable Properties



6/70-72 Canterbury Rd TOORAK 3142 (REI)

1 1 -

Price: $525,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments



1/637 Toorak Rd TOORAK 3142 (REI)

1 1 1

Price: $521,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Agent Comments



14/765 Malvern Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $550,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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