

# 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

31 Grange Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,400,000

### Median sale price

Median price

\$5,200,000

Property Type

House

Suburb

Toorak

Period - From

19/07/2022

to

18/07/2023

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	40 Davis Av SOUTH YARRA 3141	\$4,600,000	17/03/2023
2	24 Clendon Rd TOORAK 3142	\$4,600,000	18/06/2023
3	25 Evans Ct TOORAK 3142	\$4,425,000	22/06/2023

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 /07/2023 10:52



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Rooms: 4

Property Type: House

Land Size: 443 sqm approx

Agent Comments

Indicative Selling Price

\$4,400,000

Median House Price

19/07/2022 - 18/07/2023: \$5,200,000

## Comparable Properties



40 Davis Av SOUTH YARRA 3141 (REI)

Agent Comments

4 3 1

Price: \$4,600,000

Method: Expression of Interest

Date: 17/03/2023

Property Type: House (Res)

Land Size: 502 sqm approx



24 Clendon Rd TOORAK 3142 (REI)

Agent Comments

4 2 2

Price: \$4,600,000

Method: Private Sale

Date: 18/06/2023

Property Type: House



25 Evans Ct TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$4,425,000

Method: Private Sale

Date: 22/06/2023

Property Type: House

Land Size: 593 sqm approx