

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

1/44 Lansell Road, Toorak Vic 3142

Indicative selling price

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

Single price \$1,988,000

Median sale price

Median price \$2,335,000

Property Type Townhouse

Suburb Toorak

Period - From 06/03/2025

to 05/03/2026

Source Property Data

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	2/23 Wallace Av TOORAK 3142	\$2,200,000	21/02/2026
2	12 Sargood St TOORAK 3142	\$2,320,000	24/12/2025
3	2/589a Toorak Rd TOORAK 3142	\$1,930,000	18/10/2025

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:

06/03/2026 10:16



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/23 Wallace Av TOORAK 3142 (REI)

Agent Comments

 3  2  2

Price: \$2,200,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)



12 Sargood St TOORAK 3142 (REI)

Agent Comments

 3  2  1

Price: \$2,320,000

Method: Private Sale

Date: 24/12/2025

Property Type: House



2/589a Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,930,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)