

# 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

4/1 Lansell 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)

Range between \$1,480,000 & \$1,625,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/10/2025 to 31/12/2025 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	8B/516 Toorak Rd TOORAK 3142	\$1,600,000	11/02/2026
2	4/753 Malvern Rd TOORAK 3142	\$1,658,000	13/12/2025
3	25/703 Orrong Rd TOORAK 3142	\$1,670,000	19/11/2025

**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:

23/02/2026 10:43



 3
  2
  1

**Property Type:** Apartment  
**Agent Comments**

Brett Vanderwert  
 0411 609 363  
 brettvanderwert@jelliscraig.com.au

**Indicative Selling Price**  
 \$1,480,000 - \$1,625,000  
**Median Unit Price**  
 December quarter 2025: \$1,050,000

## Comparable Properties



**8B/516 Toorak Rd TOORAK 3142 (REI)**

[Agent Comments](#)

 3
  2
  2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 11/02/2026  
**Property Type:** Apartment



**4/753 Malvern Rd TOORAK 3142 (REI)**

[Agent Comments](#)

 3
  2
  2

**Price:** \$1,658,000  
**Method:** Private Sale  
**Date:** 13/12/2025  
**Property Type:** Apartment



**25/703 Orrong Rd TOORAK 3142 (REI/VG)**

[Agent Comments](#)

 3
  2
  2

**Price:** \$1,670,000  
**Method:** Sold Before Auction  
**Date:** 19/11/2025  
**Property Type:** Apartment

Account - Jellis Craig | P: 98305966



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