

# 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

5/52 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)

Range between \$590,000 & \$645,000

### Median sale price

Median price \$950,000 Property Type Unit Suburb Toorak

Period - From 02/03/2025 to 01/03/2026 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	15/36 Cromwell Rd SOUTH YARRA 3141	\$615,000	16/12/2025
2	15/50 Morang Rd HAWTHORN 3122	\$590,000	08/12/2025
3	5/17 Rockley Rd SOUTH YARRA 3141	\$643,000	08/11/2025

**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: 02/03/2026 12:57

5/52 Grange Road, Toorak Vic 3142



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$645,000

**Median Unit Price**  
02/03/2025 - 01/03/2026: \$950,000

## Comparable Properties



**15/36 Cromwell Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** Apartment



**15/50 Morang Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$590,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2025  
**Property Type:** Apartment



**5/17 Rockley Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$643,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** Apartment

**Account - Gary Peer & Associates** | P: 03 9066 4688 | F: 03 90664666



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