

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

G03/88 Mathoura Road, Toorak

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between \$1,900,000 & \$2,100,000

Median sale price

Median price \$1,290,000 Property type Apartment Suburb Toorak

Period - From 1/7/2023 to 30/9/2023 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 101/88 Marthoura Road, Toorak	\$ ~2,500,000	3/11/2023
2. 2/627 Toorak Road, Toorak	\$ 2,200,000	26/10/2023
3.	\$	

This Statement of Information was prepared on: 11/12/2023

Comparable properties



\$ ~2,500,000

101/88 Mathoura Road, Toorak, Victoria

DATE: 3/11/2023

PROPERTY TYPE: APARTMENT

 3  2
 2  sqm



\$ 2,200,000

2/627 Toorak Road, Toorak, Victoria

DATE: 26/10/2023

PROPERTY TYPE: APARTMENT

 2  2
 2  sqm

\$

, Victoria

DATE:

PROPERTY TYPE:

 
  sqm x

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