

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 9/83 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$945,000

Property Type Unit

Suburb Toorak

Period - From 01/01/2024

to 31/12/2024

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	4/4 Ralston St SOUTH YARRA 3141	\$440,000	06/02/2025
2	4/28 Mathoura Rd TOORAK 3142	\$391,000	19/10/2024
3	8/3 Struan St TOORAK 3142	\$440,000	18/10/2024

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:

17/02/2025 15:51



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$400,000
Median Unit Price
Year ending December 2024: \$945,000

Comparable Properties



4/4 Ralston St SOUTH YARRA 3141 (REI)

[Agent Comments](#)



Price: \$440,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment



4/28 Mathoura Rd TOORAK 3142 (REI/VG)

[Agent Comments](#)



Price: \$391,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Apartment



8/3 Struan St TOORAK 3142 (REI/VG)

[Agent Comments](#)



Price: \$440,000
Method: Private Sale
Date: 18/10/2024
Property Type: Apartment

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