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 t	the meaning of	this price see	consumer.vic.gov.a	u/und	erquotin	g
	-					

Single price \$400,000

Median sale price

Median price	\$945,000	Pro	perty Type Unit	t	Sub	ourb Toorak
Period - From	01/01/2024	to	31/12/2024	Sou	rce REI	V

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.

Add	dress 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) Image: 1 Image: 1	Agent Comments
4/28 Mathoura Rd TOORAK 3142 (REI/VG) Image: 1 Image: 1	Agent Comments
8/3 Struan St TOORAK 3142 (REI/VG) 1 1 1 1 1 1 1 Price: \$440,000 Method: Private Sale Date: 18/10/2024 Property Type: Apartment	Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.