

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

1/76 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price	\$903,750	Property Type	Unit	Suburb	Toorak
Period - From	01/10/2024	to	30/09/2025	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	5/13 Motherwell St SOUTH YARRA 3141	\$521,000	12/12/2025
2	4/76 Mathoura Rd TOORAK 3142	\$490,000	21/10/2025
3	5/49a Kensington Rd SOUTH YARRA 3141	\$500,000	02/10/2025

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:

08/01/2026 09:53

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Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

Year ending September 2025: \$903,750



Property Type: Apartment

Agent Comments

Comparable Properties



5/13 Motherwell St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$521,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment



4/76 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$490,000

Method: Sold Before Auction

Date: 21/10/2025

Property Type: Apartment



5/49a Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$500,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Apartment

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