

# 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](http://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



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/13 Motherwell St SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 1

**Price:** \$521,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** Apartment



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

Agent Comments

1 1 1

**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

1 1 1

**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 02/10/2025

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140