

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

3/48A MATHOURA ROAD TOORAK VIC 3142

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

Unit

Suburb

Toorak

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/6 LANSELL COURT TOORAK VIC 3142	\$950,000	14-Jul-25
72/3-5 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$1,000,000	20-Jun-25
12/3 TAHARA ROAD TOORAK VIC 3142	\$950,000	14-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 06 October 2025



2/6 LANSELL COURT TOORAK VIC 3142

Sold Price

\$950,000

Sold Date

14-Jul-25

 2

 1

 1

Distance

0.9km



72/3-5 ROCKLEY ROAD SOUTH YARRA VIC 3141

Sold Price

\$1,000,000

Sold Date

20-Jun-25

 2

 1

 1

Distance

1.05km



12/3 TAHARA ROAD TOORAK VIC 3142

Sold Price

\$950,000

Sold Date

14-Jun-25

 2

 1

 1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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