

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

1/28 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$975,000

Property Type

Unit

Suburb

Toorak

Period - From

20/04/2025

to

19/04/2026

Source

Property Data

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	7/3 Tahara Rd TOORAK 3142	\$850,000	13/03/2026
2	3/48a Mathoura Rd TOORAK 3142	\$888,000	06/12/2025
3			

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:

20/04/2026 14:44



3
 1
 1

Property Type: Flat

Land Size: 705.434 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

20/04/2025 - 19/04/2026: \$975,000

Comparable Properties



7/3 Tahara Rd TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$850,000

Method: Private Sale

Date: 13/03/2026

Property Type: Unit



3/48a Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

2
 1
 1

Price: \$888,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Apartment

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.