

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

14/74 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Toorak

Period - From 06/02/2025

to

05/02/2026

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	8/6 Lambert Rd TOORAK 3142	\$611,000	17/09/2025
2	4/74 Mathoura Rd TOORAK 3142	\$640,000	20/08/2025
3	14/530 Toorak Rd TOORAK 3142	\$665,000	15/01/2026

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:

06/02/2026 15:51



Property Type:
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

06/02/2025 - 05/02/2026: \$950,000

Comparable Properties



8/6 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$611,000

Method: Private Sale

Date: 17/09/2025

Property Type: Apartment



4/74 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 20/08/2025

Property Type: Apartment



14/530 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455