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

3/28 Mathoura Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$460,000		&		\$500,000			
Median sale pi	rice							
Median price	\$900,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10/7 Wattletree Rd ARMADALE 3143	\$515,000	24/04/2025
2	1/28 Fulton St ST KILDA EAST 3183	\$498,000	27/03/2025
3	10/789 Malvern Rd TOORAK 3142	\$565,000	10/03/2025

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:

06/05/2025 10:31









Property Type: Apartment Agent Comments

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price March quarter 2025: \$900,000

Comparable Properties



 10/7 Wattletree Rd ARMADALE 3143 (REI)
 Agent Comments

 Image: 2
 Image: 1
 Image: 2

 Price: \$515,000
 Image: 24/04/2025

 Property Type: Apartment
 Image: 24/04/2025

 Property Type: Apartment
 Image: 28 sqm approx

1

Agent Comments

Agent Comments



Price: \$498,000 Method: Private Sale Date: 27/03/2025 Property Type: Apartment

2



10/789 Malvern Rd TOORAK 3142 (REI/VG)

1/28 Fulton St ST KILDA EAST 3183 (REI)

1

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Price: \$565,000 Method: Private Sale Date: 10/03/2025 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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