

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 87 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$3,072,500 Property Type House Suburb Toorak

Period - From 01/01/2024 to 31/03/2024 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	19a Cliff St SOUTH YARRA 3141	\$2,905,000	07/11/2023
2	1/2 Rockley Rd SOUTH YARRA 3141	\$2,875,000	04/04/2024
3	13 Ruabon Rd TOORAK 3142	\$2,835,000	24/02/2024

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: 01/05/2024 17:47



3 2 3

Property Type: House
Land Size: 295 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
March quarter 2024: \$3,072,500

Comparable Properties



19a Cliff St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 3 2

Price: \$2,905,000
Method: Private Sale
Date: 07/11/2023
Property Type: House



1/2 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 3 2

Price: \$2,875,000
Method: Private Sale
Date: 04/04/2024
Property Type: House



13 Ruabon Rd TOORAK 3142 (REI/VG)

Agent Comments

4 3 2

Price: \$2,835,000
Method: Private Sale
Date: 24/02/2024
Property Type: House
Land Size: 346 sqm approx

Account - Marshall White | P: 03 9822 9999