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	81 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Range between $3,800,000 & $4,180,000

Median sale price

Median price $4,800,000 Property Type House Suburb Toorak

Period - From 01/07/2023 to 30/06/2024 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	4 Landen Pl TOORAK 3142	$4,300,000	28/03/2024
2	6 Woodside Cr TOORAK 3142	$4,010,000	21/06/2024
3	40a Lansell Rd TOORAK 3142	$3,850,000	06/06/2024

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: 19/07/2024 10:33

81 Mathoura Road, Toorak Vic 3142



4 2

Rooms: 5
Property Type: House
Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price
$3,800,000 - $4,180,000
Median House Price
Year ending June 2024: $4,800,000

Comparable Properties



4 Landen Pl TOORAK 3142 (REI/VG)

4 2 2

Price: $4,300,000
Method: Private Sale
Date: 28/03/2024
Property Type: House (Res)
Land Size: 476 sqm approx

Agent Comments



6 Woodside Cr TOORAK 3142 (REI)

4 2 4

Price: $4,010,000
Method: Private Sale
Date: 21/06/2024
Property Type: House

Agent Comments



40a Lansell Rd TOORAK 3142 (REI)

4 1 1

Price: $3,850,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 390 sqm approx

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

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