

# 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

2/76 Mathoura Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$1,005,000 Property Type Unit Suburb Toorak

Period - From 28/08/2023 to 27/08/2024 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	8/36 Grandview Gr PRAHRAN 3181	\$520,000	14/03/2024
2	24/36 Grange Rd TOORAK 3142	\$550,000	09/03/2024
3	5/256 Williams Rd TOORAK 3142	\$560,000	07/06/2024

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:

28/08/2024 14:09



 1  
  1  
  1

**Rooms:** 2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$540,000 - \$580,000

**Median Unit Price**

28/08/2023 - 27/08/2024: \$1,005,000

## Comparable Properties



**8/36 Grandview Gr PRAHRAN 3181 (REI/VG)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** Apartment



**24/36 Grange Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 09/03/2024

**Property Type:** Unit



**5/256 Williams Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 07/06/2024

**Property Type:** Apartment

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