Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/76 Mathoura Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Range between \$540,000	&	\$580,000
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Median sale price

Median price	\$1,005,000	Pro	perty Type	Jnit]	Suburb	Toorak
Period - From	28/08/2023	to	27/08/2024	S	ource	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

Add	dress 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 comparableproperties 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









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)

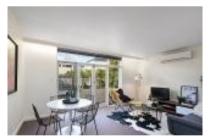
Price: \$520,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: Apartment

Agent Comments



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

Price: \$550,000 Method: Private Sale Date: 09/03/2024 Property Type: Unit

Agent Comments



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





Price: \$560.000 Method: Private Sale Date: 07/06/2024

Property Type: Apartment

Agent Comments

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



