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	8/6 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Single price $4,200,000

Median sale price

Median price $802,500 Property Type Unit Suburb Toorak

Period - From 01/10/2024 to 31/12/2024 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	Penthouse/6 St Johns La TOORAK 3142	$4,000,000	12/12/2024
2	4/82 Mathoura Rd TOORAK 3142	$4,050,000	17/10/2024
3	8/6 Mathoura Rd TOORAK 3142	$3,107,399	06/05/2016

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: 20/02/2025 10:41

8/6 Mathoura Road, Toorak Vic 3142



2

Property Type: House (Res)
Land Size: 1484 sqm approx

Agent Comments

Indicative Selling Price
$4,200,000
Median Unit Price
December quarter 2024: $802,500

Comparable Properties



Penthouse/6 St Johns La TOORAK 3142 (REI)

3 2 2

Price: $4,000,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment

Agent Comments



4/82 Mathoura Rd TOORAK 3142 (REI/VG)

3 2 2

Price: $4,050,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment

Agent Comments

8/6 Mathoura Rd TOORAK 3142 (VG)

2 - -

Price: $3,107,399
Method: Sale
Date: 06/05/2016
Property Type: House (Res)
Land Size: 1484 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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