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<br>Including suburb and postcode | 12/24 Mathoura Road, Toorak Vic 3142 |

## Indicative selling price

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

Range between $675,000 & $700,000

## Median sale price

Median price $1,100,000 Property Type Unit Suburb Toorak

Period - From 01/07/2025 to 30/09/2025 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 | 5/14 Abeckett St PRAHRAN 3181 | $685,555 | 07/10/2025 |
| 2 | 1/10 Cromwell Rd SOUTH YARRA 3141 | $733,000 | 23/08/2025 |
| 3 | 1/637 Malvern Rd TOORAK 3142 | $715,000 | 19/05/2025 |

**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: 07/11/2025 12:10

# 12/24 Mathoura Road, Toorak Vic 3142

JellisCraig




2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$675,000 - $700,000
**Median Unit Price**
September quarter 2025: $1,100,000

## Comparable Properties



**5/14 Abeckett St PRAHRAN 3181 (REI)**

2 1 1

**Price:** $685,555
**Method:** Private Sale
**Date:** 07/10/2025
**Property Type:** Apartment

Agent Comments



**1/10 Cromwell Rd SOUTH YARRA 3141 (REI/VG)**

2 1 1

**Price:** $733,000
**Method:** Auction Sale
**Date:** 23/08/2025
**Property Type:** Apartment

Agent Comments



**1/637 Malvern Rd TOORAK 3142 (REI/VG)**

2 1 1

**Price:** $715,000
**Method:** Private Sale
**Date:** 19/05/2025
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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