

# 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

21/34 Mathoura Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$475,000 & \$520,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Toorak

Period - From 01/10/2025 to 31/12/2025 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	5/220 Alma Rd ST KILDA EAST 3183	\$475,000	22/10/2025
2	9/14 Cromwell Rd SOUTH YARRA 3141	\$520,000	10/10/2025
3	6/271a Williams Rd SOUTH YARRA 3141	\$500,000	19/09/2025

**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:

03/03/2026 13:24



 2   
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  1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$475,000 - \$520,000

**Median Unit Price**

December quarter 2025: \$1,050,000

## Comparable Properties



**5/220 Alma Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 22/10/2025

**Property Type:** Apartment



**9/14 Cromwell Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 10/10/2025

**Property Type:** Apartment



**6/271a Williams Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 19/09/2025

**Property Type:** Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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