

# 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

87a 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)

Single price \$3,295,000

### Median sale price

Median price \$5,475,000

Property Type House

Suburb Toorak

Period - From 09/02/2025

to 08/02/2026

Source Property Data

### 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	1a Landale Rd TOORAK 3142	\$3,185,000	24/10/2025
2	1/716 Orrong Rd TOORAK 3142	\$3,100,000	15/09/2025
3	34a Linlithgow Rd TOORAK 3142	\$3,450,000	13/09/2025

**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:

09/02/2026 13:56



3   2   2

**Property Type:** House  
**Land Size:** 297 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,295,000  
**Median House Price**  
09/02/2025 - 08/02/2026: \$5,475,000

## Comparable Properties



**1a Landale Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$3,185,000  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** House (Res)



**1/716 Orrong Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$3,100,000  
**Method:** Private Sale  
**Date:** 15/09/2025  
**Property Type:** House (Res)



**34a Linlithgow Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$3,450,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 440 sqm approx

**Account - Marshall White** | P: 03 9822 9999



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