

## 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

3/1024 TOORAK ROAD CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

1/29 HAZEL STREET CAMBERWELL VIC 3124	\$1,206,000	12-Sep-24
2/22 NEVIS STREET CAMBERWELL VIC 3124	\$1,175,000	02-Nov-24

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 6 months.

This Statement of Information was prepared on: 04 February 2025



**1/29 HAZEL STREET CAMBERWELL** Sold Price  
**VIC 3124**

 3  -  1

**\$1,206,000** Sold Date **12-Sep-24**

Distance **0.47km**



**2/22 NEVIS STREET CAMBERWELL** Sold Price  
**VIC 3124**

 3  1  1

**\$1,175,000** Sold Date **02-Nov-24**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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