

# 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 987 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)

Range between \$4,370,000 & \$4,800,000

### Median sale price

Median price \$2,700,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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	5 St Andries St CAMBERWELL 3124	\$4,780,000	20/02/2024
2	21 Kerr Cr CAMBERWELL 3124	\$4,650,000	18/05/2024
3	32 Currajong Av CAMBERWELL 3124	\$4,390,000	12/05/2024

**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: 01/06/2024 21:55



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**Property Type:** House  
**Land Size:** 821 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,370,000 - \$4,800,000  
**Median House Price**  
March quarter 2024: \$2,700,000

## Comparable Properties



**5 St Andries St CAMBERWELL 3124 (REI)**

**Agent Comments**

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**Price:** \$4,780,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2024  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx



**21 Kerr Cr CAMBERWELL 3124 (REI)**

**Agent Comments**

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**Price:** \$4,650,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)  
**Land Size:** 674 sqm approx



**32 Currajong Av CAMBERWELL 3124 (REI)**

**Agent Comments**

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**Price:** \$4,390,000  
**Method:** Sold After Auction  
**Date:** 12/05/2024  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**



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