

## 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

214/1101 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jan 2024

to

31 Dec 2024

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

103/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$500,000	24-Dec-24
101/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$510,000	10-Dec-24
315/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$450,000	10-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: 23 January 2025



**103/1101 TOORAK ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price <sup>RS</sup> **\$500,000** Sold Date **24-Dec-24**

Distance **0.01km**



**101/1101 TOORAK ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price <sup>RS</sup> **\$510,000** <sup>UN</sup> Sold Date **10-Dec-24**

Distance **0km**



**315/1101 TOORAK ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$450,000** Sold Date **10-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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