

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

10/1295 Toorak Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$889,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2024 to 30/09/2024 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	103/1101 Toorak Rd CAMBERWELL 3124	\$500,000	24/12/2024
2	101/1101 Toorak Rd CAMBERWELL 3124	\$510,000	10/12/2024
3	112/108 Glen Iris Rd GLEN IRIS 3146	\$480,000	31/10/2024

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:

13/01/2025 11:05



 2  

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

September quarter 2024: \$889,500

Comparable Properties



103/1101 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  2  1

Price: \$500,000

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment



101/1101 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  2  1

Price: \$510,000

Method: Private Sale

Date: 10/12/2024

Property Type: Apartment



112/108 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  2

Price: \$480,000

Method: Private Sale

Date: 31/10/2024

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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