

## 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

103/1011 TOORAK ROAD CAMBERWELL VIC 3124

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2023

to

31 Mar 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 217/1101 TOORAK ROAD CAMBERWELL VIC 3124    | \$510,000 | 04-Mar-24 |
| 203/565 CAMBERWELL ROAD CAMBERWELL VIC 3124 | \$500,000 | 18-Mar-24 |
| 123/25 TRENT STREET GLEN IRIS VIC 3146      | \$450,000 | 02-Nov-23 |

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: 15 April 2024



**217/1101 TOORAK ROAD  
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$510,000** Sold Date **04-Mar-24**

Distance **0.77km**



**203/565 CAMBERWELL ROAD  
CAMBERWELL VIC 3124**

2 1 1

Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **18-Mar-24**

Distance **0.58km**



**123/25 TRENT STREET GLEN IRIS  
VIC 3146**

2 1 1

Sold Price **\$450,000** Sold Date **02-Nov-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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