

## 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](https://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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