

# 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 302/1101 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)

Single price \$460,000

### Median sale price

Median price \$785,000

Property Type Unit

Suburb Camberwell

Period - From 01/01/2025

to 31/03/2025

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	214/1101 Toorak Rd CAMBERWELL 3124	\$449,000	28/03/2025
2	506/1101 Toorak Rd CAMBERWELL 3124	\$515,000	21/03/2025
3	210/1101 Toorak Rd CAMBERWELL 3124	\$450,000	28/01/2025

**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:

22/05/2025 16:04



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
 \$460,000  
**Median Unit Price**  
 March quarter 2025: \$785,000

## Comparable Properties



**214/1101 Toorak Rd CAMBERWELL 3124 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$449,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** Apartment



**506/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** Apartment



**210/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 28/01/2025  
**Property Type:** Apartment

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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