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	g04/1280 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $796,000 Property Type Unit Suburb Camberwell

Period - From 09/12/2024 to 08/12/2025 Source Property Data

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	G19/25 Trent St GLEN IRIS 3146	$620,000	25/10/2025
2	224/25 Trent St GLEN IRIS 3146	$600,000	23/10/2025
3	109/565 Camberwell Rd CAMBERWELL 3124	$540,000	16/09/2025

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: 09/12/2025 20:50

g04/1280 Toorak Road, Camberwell Vic 3124

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
09/12/2024 - 08/12/2025: $796,000

Comparable Properties



G19/25 Trent St GLEN IRIS 3146 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 25/10/2025
Property Type: Apartment

Agent Comments



224/25 Trent St GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments



109/565 Camberwell Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

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