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	1330 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $2,412,500 Property Type House Suburb Camberwell

Period - From 01/10/2025 to 31/12/2025 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	31a Douglas St ASHWOOD 3147	$1,270,000	11/12/2025
2	2/15 Edwards St BURWOOD 3125	$1,306,000	01/11/2025
3	29 Murray Dr BURWOOD 3125	$1,335,000	20/09/2025

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: 02/02/2026 14:02

1330 Toorak Road, Camberwell Vic 3124

THE AGENCY

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4 2 2

Property Type: House
Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2025: $2,412,500

Comparable Properties



31a Douglas St ASHWOOD 3147 (REI)

3 2 2

Price: $1,270,000
Method: Auction Sale
Date: 11/12/2025
Property Type: Townhouse (Res)
Land Size: 464 sqm approx

Agent Comments



2/15 Edwards St BURWOOD 3125 (REI/VG)

4 2 2

Price: $1,306,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Townhouse (Res)

Agent Comments



29 Murray Dr BURWOOD 3125 (REI/VG)

3 2 1

Price: $1,335,000
Method: Private Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 392 sqm approx

Agent Comments

REIV THE DIFFERENCE

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