

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

8/1311 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2023 to 30/06/2024 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	3/106 Warrigal Rd CAMBERWELL 3124	\$950,000	22/07/2024
2	G11/315 High St ASHBURTON 3147	\$875,000	03/07/2024
3	3/1029 Toorak Rd CAMBERWELL 3124	\$943,000	06/05/2024

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:

26/08/2024 09:45

8/1311 Toorak Road, Camberwell Vic 3124

**Jellis
Craig**

David Macmillan

03 9810 5000

0411 111 108

davidmacmillan@jellisrcraig.com.au

Indicative Selling Price

\$880,000 - \$940,000

Median Unit Price

Year ending June 2024: \$880,000



3 2 2

Rooms: 4

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/106 Warrigal Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 22/07/2024

Property Type: Townhouse (Single)



G11/315 High St ASHBURTON 3147 (REI)

Agent Comments

2 2 1

Price: \$875,000

Method: Sold Before Auction

Date: 03/07/2024

Property Type: Apartment



**3/1029 Toorak Rd CAMBERWELL 3124
(REI/VG)**

Agent Comments

3 2 1

Price: \$943,000

Method: Private Sale

Date: 06/05/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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