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	4/1021 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price $635,000

Median sale price

Median price $818,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2024 to 31/12/2024 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	8/3 St Johns Av CAMBERWELL 3124	$587,000	28/02/2025
2	8/1529 Malvern Rd GLEN IRIS 3146	$620,000	21/01/2025
3	7/43 Inglesby Rd CAMBERWELL 3124	$600,000	01/11/2024

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: 11/03/2025 12:34

4/1021 Toorak Road, Camberwell Vic 3124



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$635,000
Median Unit Price
December quarter 2024: $818,000

Comparable Properties



8/3 St Johns Av CAMBERWELL 3124 (REI)

2 1 1

Price: $587,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments



8/1529 Malvern Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment

Agent Comments



7/43 Inglesby Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $600,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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