

# 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

1/902 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)

Range between \$825,000 & \$850,000

### Median sale price

Median price \$755,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2023 to 30/06/2023 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	3/1 Belmont Av GLEN IRIS 3146	\$835,000	06/05/2023
2	1/25 Iris Rd GLEN IRIS 3146	\$755,000	22/04/2023
3	2/15 Iris Rd GLEN IRIS 3146	\$750,000	25/02/2023

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:

24/07/2023 14:29



 2    2    2

**Property Type:** Villa

Agent Comments

**Indicative Selling Price**

\$825,000 - \$850,000

**Median Unit Price**

June quarter 2023: \$755,000

## Comparable Properties



**3/1 Belmont Av GLEN IRIS 3146 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Unit



**1/25 Iris Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Unit



**2/15 Iris Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Unit

Account - Jellis Craig | P: 03 9864 5000