

## 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

105/1280 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) (\*Delete single price or range as applicable)

Single Price

\$549,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Camberwell

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

7/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$565,000	10-Jan-24
3/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$564,000	17-Apr-24
8/18 GLENCAIRN AVENUE CAMBERWELL VIC 3124	\$537,000	29-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 29 May 2024



**7/1295 TOORAK ROAD  
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$565,000** Sold Date **10-Jan-24**

Distance **0.15km**



**3/1295 TOORAK ROAD  
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$564,000** Sold Date **17-Apr-24**

Distance **0.15km**



**8/18 GLENCAIRN AVENUE  
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$537,000** Sold Date **29-Feb-24**

Distance **0.51km**

RS = Recent sale      UN = Undisclosed Sale

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