

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

2/1017 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,399,000

Property Type Townhouse

Suburb Camberwell

Period - From 07/05/2024

to

06/05/2025

Source Property Data

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	4/36-38 Osborne Av GLEN IRIS 3146	\$1,110,000	07/12/2024
2	1/684 Riversdale Rd CAMBERWELL 3124	\$1,175,000	23/11/2024
3	1/39 Donna Buang St CAMBERWELL 3124	\$1,097,500	16/11/2024

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:

07/05/2025 15:42

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2 1 2

Property Type: Townhouse

Agent Comments

Presenting a flawless blend of sophistication and comfort, this impeccable town residence in a boutique block of just three and positioned well back from Toorak Road is footsteps from the bus stop and central to local dining and shopping precincts.

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median Townhouse Price

07/05/2024 - 06/05/2025: \$1,399,000

Comparable Properties



4/36-38 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit



1/684 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 1

Price: \$1,175,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 289 sqm approx



1/39 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$1,097,500
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)