Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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
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Median sale price

Median price	\$1,399,000	Pro	perty Type	Townhou	use	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

	aress of comparable property	1 1100	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



Date of sale



Christine Arazi 03 9889 3990 0409 231 653

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

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

Median Townhouse Price

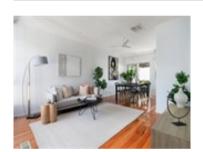
christine@shelterrealestate.com.au **Indicative Selling Price**





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.

Comparable Properties



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

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

Agent Comments



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



Agent Comments

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)

Date: 16/11/2024

Agent Comments

Price: \$1,097,500 Method: Auction Sale

Property Type: Townhouse (Res)

Account - Shelter Real Estate | P: 03 9889 3990



