

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

4/926 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$995,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2026

to

31/03/2026

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	2/26 Ferndale Rd GLEN IRIS 3146	\$975,000	18/04/2026
2	4/16 Belmont Av GLEN IRIS 3146	\$950,000	28/02/2026
3	2/5 Belmont Av GLEN IRIS 3146	\$922,000	06/12/2025

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:

28/04/2026 13:43

4/926 Toorak Road, Camberwell Vic 3124

JellisCraig



 2  1  1

Rooms: 4

Property Type: Villa Unit

Agent Comments

Chris Hingston

03 8539 9025

0419 104 625

chrishingston@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

March quarter 2026: \$995,000

Comparable Properties



2/26 Ferndale Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$975,000

Method: Private Sale

Date: 18/04/2026

Property Type: Unit

4/16 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$950,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Villa

Land Size: 98 sqm approx



2/5 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$922,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Villa

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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