

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

G01/1011 TOORAK ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

202/220 BURKE ROAD GLEN IRIS VIC 3146	\$415,000	01-Dec-25
G03/12 HIGH STREET GLEN IRIS VIC 3146	\$412,000	20-Jun-25
207/770B TOORAK ROAD GLEN IRIS VIC 3146	\$390,000	06-Nov-25

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: 04 December 2025



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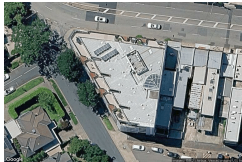
**202/220 BURKE ROAD GLEN IRIS
VIC 3146**

1 1 1

Sold Price

^{RS} **\$415,000** Sold Date **01-Dec-25**

Distance **1.53km**



**G03/12 HIGH STREET GLEN IRIS
VIC 3146**

1 1 -

Sold Price

\$412,000 Sold Date **20-Jun-25**

Distance **1.69km**



**207/770B TOORAK ROAD GLEN
IRIS VIC 3146**

1 1 1

Sold Price

^{RS} **\$390,000** Sold Date **06-Nov-25**

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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