

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

203/1150 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$600,000

&

\$640,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Camberwell

Period - From 01/04/2024

to 31/03/2025

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	201/25 Trent St GLEN IRIS 3146	\$610,000	28/03/2025
2	207/25 Trent St GLEN IRIS 3146	\$615,000	01/03/2025
3	201/1101 Toorak Rd CAMBERWELL 3124	\$620,000	20/12/2024

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:

22/05/2025 15:10



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
Year ending March 2025: \$865,000

Comparable Properties



201/25 Trent St GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$610,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment



207/25 Trent St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$615,000
Method: Private Sale
Date: 01/03/2025
Property Type: Apartment



201/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$620,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment

