

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 203/1101 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$455,000 & \$500,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2025 to 31/12/2025 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	4/202 Glen Iris Rd GLEN IRIS 3146	\$500,000	27/02/2026
2	101/1101 Toorak Rd CAMBERWELL 3124	\$475,000	12/02/2026
3	203/1101 Toorak Rd CAMBERWELL 3124	\$480,000	09/09/2017

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: 10/03/2026 07:36



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$455,000 - \$500,000
Median Unit Price
December quarter 2025: \$1,050,000

Comparable Properties



4/202 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$500,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: Apartment



101/1101 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

2 2 1

Price: \$475,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment



203/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$480,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 5
Property Type: Apartment

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999