

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 932 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,200,000 & \$3,520,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 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	2/1 Tower PI HAWTHORN EAST 3123	\$3,410,000	26/02/2026
2	8a Grace St CAMBERWELL 3124	\$3,800,000	08/02/2026
3	1/24 Derby St CAMBERWELL 3124	\$3,700,000	07/12/2025

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: 16/03/2026 20:56



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Property Type: House
Land Size: 416 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,520,000
Median House Price
Year ending December 2025: \$2,550,000

Comparable Properties



2/1 Tower PI HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$3,410,000
Method: Auction Sale
Date: 26/02/2026
Property Type: House (Res)
Land Size: 518 sqm approx



8a Grace St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 6 6

Price: \$3,800,000
Method: Private Sale
Date: 08/02/2026
Property Type: House
Land Size: 562 sqm approx



1/24 Derby St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 5 4

Price: \$3,700,000
Method: Private Sale
Date: 07/12/2025
Property Type: House

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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