

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

934 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,700,000 & \$2,850,000

Median sale price

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

Period - From 02/02/2025 to 01/02/2026 Source Property Data

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	78 Fordham Av CAMBERWELL 3124	\$2,725,000	15/12/2025
2	29 Glen Iris Rd CAMBERWELL 3124	\$2,850,000	10/12/2025
3	7 Hillside Pde GLEN IRIS 3146	\$2,735,000	14/11/2025

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:

02/02/2026 17:51

David Banks
03 9810 5000
0422 868 410

davidbanks@jellisrcraig.com.au

Indicative Selling Price

\$2,700,000 - \$2,850,000

Median House Price

02/02/2025 - 01/02/2026: \$2,550,000



 4  3  2

Property Type: House (Res)

Land Size: 832 sqm approx

Agent Comments

Comparable Properties



78 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 4  3  3

Price: \$2,725,000

Method: Private Sale

Date: 15/12/2025

Property Type: House



29 Glen Iris Rd CAMBERWELL 3124 (REI)

Agent Comments

 3  2  4

Price: \$2,850,000

Method: Private Sale

Date: 10/12/2025

Property Type: House (Res)

Land Size: 836 sqm approx



7 Hillside Pde GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,735,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Land Size: 799 sqm approx

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