

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 \$2,500,000 & \$2,600,000

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	390 Tooronga Rd HAWTHORN EAST 3123	\$2,650,000	08/11/2025
2	366 Tooronga Rd HAWTHORN EAST 3123	\$2,500,000	15/09/2025
3	1584 High St GLEN IRIS 3146	\$2,455,000	06/09/2025

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:

05/03/2026 08:45

Tori Liu
8849 8088
0430 479 889
toriliu@jellisrcraig.com.au



4 3 2

Property Type: House (Res)

Land Size: 832 sqm approx

Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,600,000
Median House Price
Year ending December 2025: \$2,550,000

Comparable Properties



390 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 2

Price: \$2,650,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House (Res)

Land Size: 920 sqm approx



366 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 2

Price: \$2,500,000

Method: Private Sale

Date: 15/09/2025

Property Type: House (Res)

Land Size: 840 sqm approx



1584 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$2,455,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 947 sqm approx

Account - Jellis Craig | P: 03 88498088