

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

G3/565 CAMBERWELL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

105/1011 TOORAK ROAD CAMBERWELL VIC 3124	\$373,500	22-Aug-25
105/994 TOORAK ROAD CAMBERWELL VIC 3124	\$413,000	28-May-25
109/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$390,000	31-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 29 October 2025



**105/1011 TOORAK ROAD
CAMBERWELL VIC 3124**

1 1 1

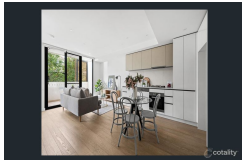
Sold Price

\$373,500

Sold Date **22-Aug-25**

Distance

0.57km



**105/994 TOORAK ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price

\$413,000

Sold Date **28-May-25**

Distance

0.72km



**109/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price

\$390,000

Sold Date **31-Jul-25**

Distance

3.3km

RS = Recent sale

UN = Undisclosed Sale

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