

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

5/954 TOORAK 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$957,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Aug 2025

to

31 Jul 2026

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

3/698 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$800,000	25-Jul-26
3/184 WATTLE VALLEY ROAD EXTENSION CAMBERWELL VIC 3124	\$845,000	23-Jun-26
6/28 STODART STREET CAMBERWELL VIC 3124	\$805,000	15-Jun-26

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: 24 August 2026


**3/698 RIVERSDALE ROAD
CAMBERWELL VIC 3124**
 3  1  1

Sold Price

^{RS}
\$800,000

Sold Date

25-Jul-26

Distance

1.83km

**3/184 WATTLE VALLEY ROAD
EXTENSION CAMBERWELL VIC
3124**
 2  1  1

Sold Price

\$845,000

Sold Date

23-Jun-26

Distance

1.68km

**6/28 STODART STREET
CAMBERWELL VIC 3124**
 2  1  1

Sold Price

\$805,000

Sold Date

15-Jun-26

Distance

1.43km
RS = Recent sale

UN = Undisclosed Sale

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