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	942 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price $1,795,000

Median sale price

Median price $2,450,000 Property Type House Suburb Camberwell

Period - From 01/07/2025 to 30/09/2025 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	3 Culliton Rd CAMBERWELL 3124	$1,900,000	22/10/2025
2	76 Cooloongatta Rd CAMBERWELL 3124	$1,845,000	12/10/2025
3			

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: 24/11/2025 10:34

942 Toorak Road, Camberwell Vic 3124

Mike Millington
03 9889 3990
0411 300 205
michael@shelterrealestate.com.au



3 1 2

Property Type: House
Land Size: 817 sqm approx

Indicative Selling Price
$1,795,000
Median House Price
September quarter 2025: $2,450,000

Agent Comments

Embrace the remarkable potential afforded by this classic red brick Californian Bungalow in perfectly comfortable condition, complemented by a sizeable, north facing allotment devoid of heritage or building restrictions.

Comparable Properties



3 Culliton Rd CAMBERWELL 3124 (REI)

3 1 2

Price: $1,900,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



76 Cooloongatta Rd CAMBERWELL 3124 (REI)

3 1 2

Price: $1,845,000
Method: Sold Before Auction
Date: 12/10/2025
Property Type: House (Res)

Agent Comments

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.

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