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	6/887 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	$685,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$895,000	Property type	Unit	Suburb	Camberwell
Period-from	01 Nov 2024	to	31 Oct 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
4/407 CAMBERWELL ROAD CAMBERWELL VIC 3124	$772,500	23-Aug-25
1/870 RIVERSDALE ROAD CAMBERWELL VIC 3124	$727,500	17-May-25
8/564 RIVERSDALE ROAD CAMBERWELL VIC 3124	$730,000	12-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: 18 November 2025

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4/407 CAMBERWELL ROAD CAMBERWELL VIC 3124

2 1 1

Sold Price RS $772,500 Sold Date 23-Aug-25

Distance 1.26km



1/870 RIVERSDALE ROAD CAMBERWELL VIC 3124

2 - 1

Sold Price $727,500 Sold Date 17-May-25

Distance 3.19km



8/564 RIVERSDALE ROAD CAMBERWELL VIC 3124

4 1 1

Sold Price $730,000 Sold Date 12-Jul-25

Distance 1.55km

RS = Recent sale **UN** = Undisclosed Sale

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