

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

41 Culliton Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$4,100,000

&

\$4,500,000

Median sale price

Median price \$2,587,500

Property Type House

Suburb Camberwell

Period - From 01/04/2026

to

30/06/2026

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.

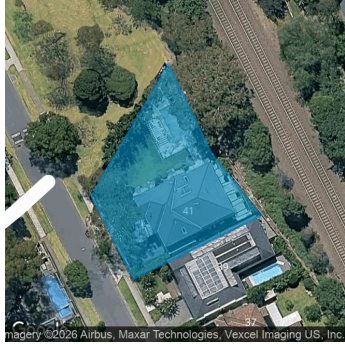
	Address of comparable property	Price	Date of sale
1	956 Toorak Rd CAMBERWELL 3124	\$4,130,000	05/08/2026
2	21 Bringa Av CAMBERWELL 3124	\$3,550,000	20/05/2026
3	33 Sunnyside Av CAMBERWELL 3124	\$4,560,000	16/05/2026

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:

14/09/2026 15:57



4
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Rooms: 8

Property Type: House

Land Size: 921 sqm approx

Agent Comments

Indicative Selling Price

\$4,100,000 - \$4,500,000

Median House Price

June quarter 2026: \$2,587,500

Comparable Properties



956 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

5
 3
 5

Price: \$4,130,000

Method: Private Sale

Date: 05/08/2026

Property Type: House

Land Size: 1301 sqm approx



21 Bringa Av CAMBERWELL 3124 (REI)

Agent Comments

5
 3
 2

Price: \$3,550,000

Method: Private Sale

Date: 20/05/2026

Property Type: House

Land Size: 1003 sqm approx



33 Sunnyside Av CAMBERWELL 3124 (REI)

Agent Comments

5
 3
 2

Price: \$4,560,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 835 sqm approx

Account - Ray White Hawthorn