

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 3/140 Warrigal Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,490,000 Property Type Townhouse Suburb Camberwell

Period - From 20/02/2025 to 19/02/2026 Source Property Data

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	1/19 Loudon Rd BURWOOD 3125	\$1,562,000	29/11/2025
2	3/215 Highfield Rd CAMBERWELL 3124	\$1,600,000	26/11/2025
3	3/14 Hollsmoor Rd CAMBERWELL 3124	\$1,610,000	15/11/2025

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: 20/02/2026 18:23



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

20/02/2025 - 19/02/2026: \$1,490,000

Comparable Properties



1/19 Loudon Rd BURWOOD 3125 (REI)

Agent Comments

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Price: \$1,562,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)



3/215 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

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Price: \$1,600,000

Method: Private Sale

Date: 26/11/2025

Property Type: Townhouse (Single)



3/14 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

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Price: \$1,610,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 210 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800