Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25 St Johns Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000	Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,665,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	18 Hunter St HAWTHORN 3122	\$1,910,000	24/05/2025
2	5 Beaconsfield Rd HAWTHORN EAST 3123	\$2,120,000	24/05/2025
3	8 Lingwell Rd HAWTHORN EAST 3123	\$2,221,000	10/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/06/2025 16:32





Mark Pezzin 03 9810 5000 0403 537 105 MarkPezzin@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2025: \$2,665,000





Rooms: 5

Property Type: House (Res) **Land Size:** 351 sqm approx

Agent Comments

Comparable Properties



18 Hunter St HAWTHORN 3122 (REI)

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Price: \$1,910,000 **Method:** Auction Sale **Date:** 24/05/2025

Property Type: House (Res)

Agent Comments



5 Beaconsfield Rd HAWTHORN EAST 3123 (REI)

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Agent Comments

Price: \$2,120,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) **Land Size:** 552 sqm approx



8 Lingwell Rd HAWTHORN EAST 3123 (REI)

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Agent Comments

Price: \$2,221,000 **Method:** Auction Sale **Date:** 10/05/2025

Property Type: House (Res) **Land Size:** 344 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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