

# 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

25 St Johns Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,665,000 Property 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       | 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 comparable properties 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



3 1 2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 351 sqm approx

[Agent Comments](#)

## Comparable Properties



**18 Hunter St HAWTHORN 3122 (REI)**

[Agent Comments](#)

3 1 1

**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)



**5 Beaconsfield Rd HAWTHORN EAST 3123 (REI)**

[Agent Comments](#)

3 1 1

**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)**

[Agent Comments](#)

3 1 2

**Price:** \$2,221,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** House (Res)

**Land Size:** 344 sqm approx