

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

33 RANGE STREET 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

\$2,850,000

&

\$3,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,577,500

Property type

House

Suburb

Camberwell

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

19A CHRISTOWEL STREET CAMBERWELL VIC 3124	\$2,888,888	21-Mar-25
16 RUYTON STREET CAMBERWELL VIC 3124	\$3,076,000	22-Feb-25
5 CALLANISH ROAD CAMBERWELL VIC 3124	\$3,000,000	28-Jun-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: 04 July 2025



19A CHRISTOWEL STREET CAMBERWELL VIC 3124

4 2 2

Sold Price **\$2,888,888** Sold Date **21-Mar-25**

Distance **1.13km**



16 RUYTON STREET CAMBERWELL VIC 3124

4 2 1

Sold Price **\$3,076,000** Sold Date **22-Feb-25**

Distance **1.58km**



5 CALLANISH ROAD CAMBERWELL VIC 3124

4 2 2

Sold Price ^{RS} **\$3,000,000** Sold Date **28-Jun-25**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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