

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

8 Lofty Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,575,000

Property Type House

Suburb Camberwell

Period - From 01/07/2024

to

30/06/2025

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	69 Glyndon Rd CAMBERWELL 3124	\$2,455,000	31/05/2025
2	27 Nevis St CAMBERWELL 3124	\$2,625,000	22/03/2025
3	13 Granville St CAMBERWELL 3124	\$2,480,000	15/03/2025

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:

11/08/2025 19:05

8 Lofty Avenue, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 4  2  2

Property Type: House
Land Size: 577 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending June 2025: \$2,575,000

Comparable Properties



69 Glyndon Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  3  4

Price: \$2,455,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 697 sqm approx



27 Nevis St CAMBERWELL 3124 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,625,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 613 sqm approx



13 Granville St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,480,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Account - Heavyside



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