

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

12 Dominic Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

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	26 Finsbury Way CAMBERWELL 3124	\$2,600,000	15/03/2025
2	7 Hollsmoor Rd CAMBERWELL 3124	\$2,470,000	15/02/2025
3	31 Kent Rd SURREY HILLS 3127	\$2,400,000	28/03/2025

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:

17/07/2025 17:32

12 Dominic Street, Camberwell Vic 3124



Jonathon O'Donoghue

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending June 2025: \$2,575,000



4 2 1

Property Type: House

Agent Comments

Comparable Properties



26 Finsbury Way CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,600,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 748 sqm approx



7 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$2,470,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 605 sqm approx



31 Kent Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$2,400,000

Method: Sold Before Auction

Date: 28/03/2025

Property Type: House (Res)

Land Size: 674 sqm approx

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



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