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	36 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Single price $1,549,000

Median sale price

Median price	$1,450,000	Property Type	Townhouse	Suburb	Camberwell
Period - From	18/09/2025	to	17/09/2026	Source	Property Data

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	3/17 Hollsmoor Rd CAMBERWELL 3124	$1,575,000	13/09/2026
2	3/21 Jervis St CAMBERWELL 3124	$1,415,000	05/09/2026
3	5/215 Highfield Rd CAMBERWELL 3124	$1,450,000	31/08/2026

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: 18/09/2026 09:46

36 Cornell Street, Camberwell Vic 3124

MARSHALL WHITE

4 3 2

Property Type: House
Land Size: 199 sqm approx

Agent Comments

Indicative Selling Price
$1,549,000
Median Townhouse Price
18/09/2025 - 17/09/2026: $1,450,000

Comparable Properties

3/17 Hollsmoor Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,575,000
Method: Sold After Auction
Date: 13/09/2026
Property Type: Townhouse (Res)

Agent Comments

3/21 Jervis St CAMBERWELL 3124 (REI)

4 3 2

Price: $1,415,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)

Agent Comments

5/215 Highfield Rd CAMBERWELL 3124 (REI)

4 3 2

Price: $1,450,000
Method: Sold Before Auction
Date: 31/08/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE

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