

# 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

1/451 Camberwell Road, 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 \$700,000

&

\$770,000

### Median sale price

Median price \$865,000

Property Type Unit

Suburb Camberwell

Period - From 01/04/2024

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	3/46 Summerhill Rd GLEN IRIS 3146	\$770,000	26/05/2025
2	6/11 Eddy St CAMBERWELL 3124	\$710,000	27/02/2025
3	2/12 Allambee Av CAMBERWELL 3124	\$707,000	06/02/2025

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:

27/06/2025 17:26

1/451 Camberwell Road, Camberwell Vic 3124

**Jellis  
Craig**

Paul Lam  
9810 5000  
0433 852 471  
PaulLam@jellisrcraig.com.au



2 1 1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending March 2025: \$865,000

## Comparable Properties



**3/46 Summerhill Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** Unit



**6/11 Eddy St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2025  
**Property Type:** Unit



**2/12 Allambee Av CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$707,000  
**Method:** Sold Before Auction  
**Date:** 06/02/2025  
**Property Type:** Unit

**Account - Jellis Craig** | P: 03 98098999 | F: 03 98192511



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