

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

589 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$2,573,000 Property Type House 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	12a Lithgow St GLEN IRIS 3146	\$1,205,500	14/03/2025
2	70 Fairview Av CAMBERWELL 3124	\$1,260,000	31/05/2025
3			

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:

03/07/2025 16:06



Jonathon O'Donoghue
03 9810 5000
0412 745 707

jodonoghue@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2025: \$2,573,000



2 1 1

Rooms: 4

Property Type: House (Res)

Agent Comments

Comparable Properties



12a Lithgow St GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$1,205,500

Method: Private Sale

Date: 14/03/2025

Property Type: House



70 Fairview Av CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$1,260,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 317 sqm approx

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.