

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

1a Granville Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,000,000

&

\$3,200,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Camberwell

Period - From 01/04/2025

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	5 East Ct CAMBERWELL 3124	\$3,225,000	30/06/2025
2	156 Wattle Valley Rd CAMBERWELL 3124	\$3,100,000	17/05/2025
3	18 Lynden St CAMBERWELL 3124	\$3,450,000	15/04/2025

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:

21/07/2025 11:35



 5  4  2

Property Type: House

Agent Comments

Comparable Properties



5 East Ct CAMBERWELL 3124 (REI)

Agent Comments

 5  4  2

Price: \$3,225,000

Method: Private Sale

Date: 30/06/2025

Property Type: House

Land Size: 672 sqm approx



156 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  3

Price: \$3,100,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 433 sqm approx



18 Lynden St CAMBERWELL 3124 (REI)

Agent Comments

 4  4  4

Price: \$3,450,000

Method: Private Sale

Date: 15/04/2025

Property Type: House

Land Size: 670 sqm approx