

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

36A Webster Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,350,000

&

\$2,585,000

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	21 Guildford Rd SURREY HILLS 3127	\$2,500,000	31/05/2025
2	8 Varzin Av SURREY HILLS 3127	\$2,480,000	22/02/2025
3	26 Through Rd CAMBERWELL 3124	\$2,530,666	19/02/2025

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:

16/07/2025 11:36

36A Webster Street, Camberwell Vic 3124



Steve Burke

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Indicative Selling Price

\$2,350,000 - \$2,585,000

Median House Price

June quarter 2025: \$2,580,000



4 3 2

Rooms: 3

Property Type: House

Agent Comments

Comparable Properties



21 Guildford Rd SURREY HILLS 3127 (REI)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House



8 Varzin Av SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,480,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 804 sqm approx



26 Through Rd CAMBERWELL 3124 (VG)

Agent Comments

4 - -

Price: \$2,530,666

Method: Sale

Date: 19/02/2025

Property Type: House (Res)

Land Size: 622 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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