

# 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

38 St Johns Avenue, Camberwell VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,425,000

### Median sale price

Median price

\$2,573,000

Property Type

House

Suburb

Camberwell

Period - From

03/01/2025

to

02/07/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
13 Middle Rd, Camberwell Vic	\$2,300,000	22/02/2025
2/27 Glyndon Rd, Camberwell Vic	\$2,030,000	12/03/2025

This Statement of Information was prepared on:

04/07/2025