

# 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

13 Killarra 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)

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,665,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 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	10 Hazel St CAMBERWELL 3124	\$2,650,000	15/03/2025
2	26 Finsbury Way CAMBERWELL 3124	\$2,600,000	15/03/2025
3	635 Burke Rd CAMBERWELL 3124	\$2,575,000	01/03/2025

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:

01/07/2025 10:26

13 Killarra Avenue, Camberwell Vic 3124

**Jellis  
Craig**

Chris Daly  
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0432 056 911

ChrisDaly@jellisrcraig.com.au

**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

March quarter 2025: \$2,665,000



6 2 2

**Rooms:** 8

**Property Type:** House

**Land Size:** 724 sqm approx

**Agent Comments**

## Comparable Properties



**10 Hazel St CAMBERWELL 3124 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,650,000

**Method:** Private Sale

**Date:** 15/03/2025

**Property Type:** House

**Land Size:** 634 sqm approx



**26 Finsbury Way CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** House (Res)

**Land Size:** 748 sqm approx



**635 Burke Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,575,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House

**Land Size:** 836 sqm approx

**Account** - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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