

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

10 AMELIA STREET CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,525,333

Property type

House

Suburb

Camberwell

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

12 DAVIS AVENUE CAMBERWELL VIC 3124	\$1,820,000	10-May-25
12 AMELIA STREET CAMBERWELL VIC 3124	\$2,180,000	19-May-25
3 MOLESWORTH STREET CANTERBURY VIC 3126	\$2,100,000	04-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 24 July 2025


**12 DAVIS AVENUE CAMBERWELL
VIC 3124**

Sold Price

^{RS}
\$1,820,000

Sold Date

10-May-25


Distance

2.34km

**12 AMELIA STREET CAMBERWELL
VIC 3124**

Sold Price

\$2,180,000

Sold Date

19-May-25


Distance

0.01km

**3 MOLESWORTH STREET
CANTERBURY VIC 3126**

Sold Price

\$2,100,000

Sold Date

04-Apr-25


Distance

1.02km
RS = Recent sale

UN = Undisclosed Sale

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