

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

18 Lorne Grove, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,575,000

Property Type House

Suburb Camberwell

Period - From 01/07/2024

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	114 Rowell Av CAMBERWELL 3124	\$1,845,000	10/05/2025
2	1/7 Athelstan Rd CAMBERWELL 3124	\$1,936,000	12/04/2025
3	2/27 Glyndon Rd CAMBERWELL 3124	\$2,030,000	12/03/2025

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:

11/07/2025 10:45

18 Lorne Grove, Camberwell Vic 3124

A—Z

Sam Christensen
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending June 2025: \$2,575,000

Comparable Properties



114 Rowell Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,845,000

Method: Private Sale

Date: 10/05/2025

Property Type: House



1/7 Athelstan Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 3

Price: \$1,936,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 342 sqm approx



2/27 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,030,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: House (Res)

Land Size: 274 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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