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	25 Nevis Street, Camberwell Vic 3124

Indicative selling price

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

Range between $2,490,000 & $2,690,000

Median sale price

Median price $2,412,000 Property Type House Suburb Camberwell

Period - From 01/07/2024 to 30/09/2024 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	19 Fairmont Av CAMBERWELL 3124	$2,885,000	26/10/2024
2	49 Lansell Cr CAMBERWELL 3124	$2,680,000	16/10/2024
3	28 Carramar Av CAMBERWELL 3124	$2,851,000	21/09/2024

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: 12/11/2024 13:05

25 Nevis Street, Camberwell Vic 3124

shelter. Real Estate
Tamsin Curcio
03 9889 3990
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tamsin@shelterrealestate.com.au



4 2 4

Property Type: House
Land Size: 613 sqm approx

Indicative Selling Price
$2,490,000 - $2,690,000
Median House Price
September quarter 2024: $2,412,000

Agent Comments

With an elevated position and calming views, this immaculately presented double storey home displays timeless, quality craftsmanship and features generous dimensions across a flexible family friendly layout.

Comparable Properties



19 Fairmont Av CAMBERWELL 3124 (REI)

4 2 3

Price: $2,885,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 942 sqm approx

Agent Comments



49 Lansell Cr CAMBERWELL 3124 (REI)

4 2 2

Price: $2,680,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



28 Carramar Av CAMBERWELL 3124 (REI)

4 2 2

Price: $2,851,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata.com.au

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