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	31 Dower Street, Camberwell Vic 3124

Indicative selling price

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

Single price $2,485,000

Median sale price

Median price $2,590,000 Property Type House Suburb Camberwell

Period - From 01/10/2024 to 30/09/2025 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	2 French St CAMBERWELL 3124	$2,420,000	17/11/2025
2	15 Sycamore St CAMBERWELL 3124	$2,450,000	13/09/2025
3			

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: 08/12/2025 10:29

31 Dower Street, Camberwell Vic 3124

JellisCraig

Jonathon O'Donoghue
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4 2 4

Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$2,485,000
Median House Price
Year ending September 2025: $2,590,000

Comparable Properties



2 French St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,420,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



15 Sycamore St CAMBERWELL 3124 (REI)

5 3 2

Price: $2,450,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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