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	62 Prospect Hill Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,700,000 & $2,900,000

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.

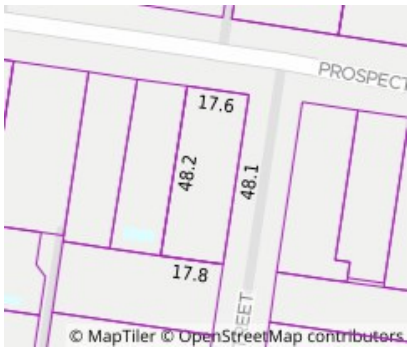
	Address of comparable property	Price	Date of sale
1	49 Brinsley Rd CAMBERWELL 3124	$2,410,000	20/09/2025
2	3 Compton St CANTERBURY 3126	$2,800,000	29/08/2025
3	7 Peppin St CAMBERWELL 3124	$3,050,000	28/06/2025

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: 20/10/2025 16:21

62 Prospect Hill Road, Camberwell Vic 3124



4 2 2

Property Type:
Land Size: 852sqm sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
Year ending September 2025: $2,590,000

Comparable Properties



49 Brinsley Rd CAMBERWELL 3124 (REI)

4 2 3

Price: $2,410,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 775 sqm approx

Agent Comments



3 Compton St CANTERBURY 3126 (REI)

3 2 2

Price: $2,800,000
Method: Private Sale
Date: 29/08/2025
Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments



7 Peppin St CAMBERWELL 3124 (REI)

3 1 5

Price: $3,050,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 718 sqm approx

Agent Comments

Account - Heavyside

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