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	17 Lesley Street, Camberwell Vic 3124

Indicative selling price

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

Single price $2,550,000

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	24 Cornell St CAMBERWELL 3124	$2,720,000	02/10/2025
3	12 Dominic St CAMBERWELL 3124	$2,530,000	04/09/2025

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: 01/12/2025 09:37

17 Lesley Street, Camberwell Vic 3124

JellisCraig

Paul Lam
9810 5000
0433 852 471
PaulLam@jelliscraig.com.au



5 2 3

Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

Indicative Selling Price
$2,550,000
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



24 Cornell St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,720,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 943 sqm approx

Agent Comments



12 Dominic St CAMBERWELL 3124 (REI/VG)

4 2 1

Price: $2,530,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE | propertydata.com.au

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