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	1/7 Eddy Street, Camberwell Vic 3124

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $908,500 Property Type Unit Suburb Camberwell

Period - From 07/02/2025 to 06/02/2026 Source Property Data

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	2/17 Glencairn Av CAMBERWELL 3124	$955,000	26/09/2025
2	1/41 Prospect Hill Rd CAMBERWELL 3124	$1,130,000	29/11/2025
3	3/5 Glencairn Av CAMBERWELL 3124	$1,135,000	20/12/2025

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: 07/02/2026 16:41

1/7 Eddy Street, Camberwell Vic 3124



2 1 1

Property Type: Villa
Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median Unit Price
07/02/2025 - 06/02/2026: $908,500

Comparable Properties

2/17 Glencairn Av CAMBERWELL 3124 (REI)

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Price: $955,000
Method:
Date: 26/09/2025
Property Type: House

Agent Comments

1/41 Prospect Hill Rd CAMBERWELL 3124 (REI)

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Price: $1,130,000
Method:
Date: 29/11/2025
Property Type: House

Agent Comments



3/5 Glencairn Av CAMBERWELL 3124 (REI)

2 2 1

Price: $1,135,000
Method: Auction Sale
Date: 20/12/2025
Property Type: Unit

Agent Comments

Account - Heavyside

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