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	45 Fairmont Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $4,950,000 & $5,400,000

Median sale price

Median price $2,412,500 Property Type House Suburb Camberwell

Period - From 01/10/2025 to 31/12/2025 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	31 Kalang Rd CAMBERWELL 3124	$5,400,000	22/01/2026
2			
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: 09/02/2026 10:39

45 Fairmont Avenue, Camberwell Vic 3124

JellisCraig

Elsa Li
03 9810 5000
0477 888 099
ElsaLi@jelliscraig.com.au



5 5 2

Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$4,950,000 - $5,400,000
Median House Price
December quarter 2025: $2,412,500

Comparable Properties



31 Kalang Rd CAMBERWELL 3124 (VG)

6 - -

Price: $5,400,000
Method: Sale
Date: 22/01/2026
Property Type: House (Res)
Land Size: 771 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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