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	13 Killarra Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $2,400,000 & $2,640,000

Median sale price

Median price $2,500,000 Property Type House Suburb Camberwell

Period - From 29/05/2025 to 28/05/2026 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	40 Bowen St CAMBERWELL 3124	$2,618,000	20/05/2026
2	6 Through Rd CAMBERWELL 3124	$2,617,500	16/05/2026
3	60 Fordham Av CAMBERWELL 3124	$2,710,000	30/04/2026

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: 29/05/2026 10:11

13 Killarra Avenue, Camberwell Vic 3124

JellisCraig

Chris Daly
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5 2 2

Property Type: Land
Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,640,000
Median House Price
29/05/2025 - 28/05/2026: $2,500,000

Comparable Properties



40 Bowen St CAMBERWELL 3124 (REI)

4 2 1

Price: $2,618,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 749 sqm approx

Agent Comments



6 Through Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,617,500
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



60 Fordham Av CAMBERWELL 3124 (REI)

4 2 1

Price: $2,710,000
Method: Private Sale
Date: 30/04/2026
Property Type: House
Land Size: 673 sqm approx

Agent Comments

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