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	9 Pine Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $3,300,000 & $3,600,000

Median sale price

Median price $2,550,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 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	839 Burwood Rd HAWTHORN EAST 3123	$3,300,000	19/01/2026
2	2 Donna Buang St CAMBERWELL 3124	$3,400,000	30/10/2025
3	9 Doonkuna Av CAMBERWELL 3124	$3,642,000	17/10/2025

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: 09/03/2026 15:39

9 Pine Avenue, Camberwell Vic 3124

JellisCraig

David Banks
03 9810 5000
0422 868 410
davidbanks@jelliscraig.com.au



5 3 3

Rooms: 8
Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000 - $3,600,000
Median House Price
Year ending December 2025: $2,550,000

Comparable Properties



839 Burwood Rd HAWTHORN EAST 3123 (REI)

3 1 3

Price: $3,300,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 873 sqm approx

Agent Comments



2 Donna Buang St CAMBERWELL 3124 (REI)

4 3 2

Price: $3,400,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 942 sqm approx

Agent Comments



9 Doonkuna Av CAMBERWELL 3124 (REI)

4 2 2

Price: $3,642,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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