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	5 Lansell Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between $2,200,000 & $2,320,000

Median sale price

Median price $2,480,000 Property Type House Suburb Camberwell

Period - From 23/03/2025 to 22/03/2026 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	20 Killarra Av CAMBERWELL 3124	$2,550,000	12/12/2025
2	784 Riversdale Rd CAMBERWELL 3124	$2,430,000	11/12/2025
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: 23/03/2026 14:49

5 Lansell Crescent, Camberwell Vic 3124

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3 2 2

Property Type: House
Land Size: 715 sqm approx

Indicative Selling Price
$2,200,000 - $2,320,000
Median House Price
23/03/2025 - 22/03/2026: $2,480,000

Agent Comments

Instantly enchanting from the meandering brick paved paths embraced by picturesque, terraced garden surrounds to the evocative Art Deco façade with clinker brick detailing and a terrazzo porch.

Comparable Properties



20 Killarra Av CAMBERWELL 3124 (REI)

3 1 2

Price: $2,550,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



784 Riversdale Rd CAMBERWELL 3124 (REI)

4 2 4

Price: $2,430,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 834 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.

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