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	3/20 Oxford Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,390,000 & $1,500,000

Median sale price

Median price $1,505,000 Property Type Townhouse Suburb Camberwell

Period - From 10/04/2025 to 09/04/2026 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	1/94 Parer St BURWOOD 3125	$1,470,000	07/03/2026
2	2/10 Leura St SURREY HILLS 3127	$1,500,000	17/02/2026
3	27 Uganda St BURWOOD 3125	$1,395,000	22/11/2025

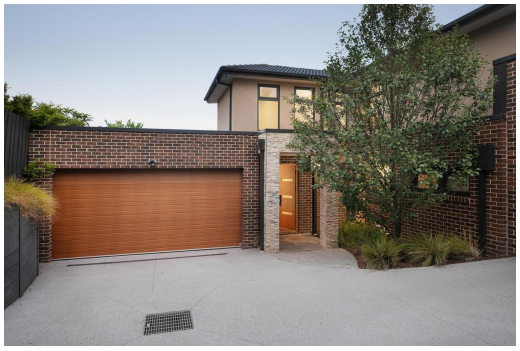
OR

~~**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: 10/04/2026 11:12

3/20 Oxford Street, Camberwell Vic 3124

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



4 2 2

Property Type: Townhouse
Land Size: 235 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,500,000
Median Townhouse Price
10/04/2025 - 09/04/2026: $1,505,000

Comparable Properties



1/94 Parer St BURWOOD 3125 (REI)

4 3 2

Price: $1,470,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Townhouse (Res)

Agent Comments



2/10 Leura St SURREY HILLS 3127 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 17/02/2026
Property Type: Townhouse (Res)

Agent Comments



27 Uganda St BURWOOD 3125 (REI/VG)

4 2 2

Price: $1,395,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 339 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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