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	40 Bowen Street, Camberwell Vic 3124

Indicative selling price

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

Single price: $2,775,000

Median sale price

Median price: $2,470,000 Property Type: House Suburb: Camberwell

Period - From: 09/05/2025 to: 08/05/2026 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	13 Watson St GLEN IRIS 3146	$2,920,000	17/04/2026
2	12 Tyrone St CAMBERWELL 3124	$2,975,000	31/03/2026
3	37 Bowen St CAMBERWELL 3124	$2,775,000	25/03/2026

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: 09/05/2026 10:06

40 Bowen Street, Camberwell Vic 3124



4 2 1

Property Type: House
Land Size: 749 sqm approx

Agent Comments

Indicative Selling Price
$2,775,000
Median House Price
09/05/2025 - 08/05/2026: $2,470,000

Comparable Properties



13 Watson St GLEN IRIS 3146 (REI)

5 3 2

Price: $2,920,000
Method: Private Sale
Date: 17/04/2026
Property Type: House

Agent Comments



12 Tyrone St CAMBERWELL 3124 (REI)

4 3 4

Price: $2,975,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 786 sqm approx

Agent Comments



37 Bowen St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,775,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 744 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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