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	48 Christowel Street, Camberwell Vic 3124

Indicative selling price

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

Range between $3,100,000 & $3,400,000

Median sale price

Median price $2,452,500 Property Type House Suburb Camberwell

Period - From 01/04/2025 to 31/03/2026 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	196 Prospect Hill Rd CANTERBURY 3126	$3,075,000	09/04/2026
2	51 Leura Gr HAWTHORN EAST 3123	$3,470,000	28/03/2026
3	633 Riversdale Rd CAMBERWELL 3124	$3,155,000	28/03/2026

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: 17/04/2026 10:16

48 Christowel Street, Camberwell Vic 3124



5 3 2

Rooms: 9
Property Type: House (Res)
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$3,100,000 - $3,400,000
Median House Price
Year ending March 2026: $2,452,500

Comparable Properties



196 Prospect Hill Rd CANTERBURY 3126 (REI)

5 2 2

Price: $3,075,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 724 sqm approx

Agent Comments



51 Leura Gr HAWTHORN EAST 3123 (REI)

5 3 2

Price: $3,470,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



633 Riversdale Rd CAMBERWELL 3124 (REI)

5 2 2

Price: $3,155,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 1060 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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