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	60 Lynden Street, Camberwell Vic 3124

Indicative selling price

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

Range between $2,900,000 & $3,100,000

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	160 Wattle Valley Rd CAMBERWELL 3124	$2,951,800	02/05/2026
2	8 Amy St CAMBERWELL 3124	$3,010,000	09/04/2026
3	1 Bell St GLEN IRIS 3146	$2,777,000	24/02/2026

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: 05/05/2026 13:25

60 Lynden Street, Camberwell Vic 3124



5 3 4

Property Type: House
Land Size: 906 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
Year ending March 2026: $2,452,500

Comparable Properties



160 Wattle Valley Rd CAMBERWELL 3124 (REI)

5 3 2

Price: $2,951,800
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 508 sqm approx

Agent Comments



8 Amy St CAMBERWELL 3124 (REI)

6 2 2

Price: $3,010,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 650 sqm approx

Agent Comments



1 Bell St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,777,000
Method: Private Sale
Date: 24/02/2026
Property Type: House
Land Size: 743 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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