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	17 Lesley Street, Camberwell Vic 3124

Indicative selling price

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

Range between $2,300,000 & $2,530,000

Median sale price

Median price $2,500,000 Property Type House Suburb Camberwell

Period - From 27/05/2025 to 26/05/2026 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	6 Through Rd CAMBERWELL 3124	$2,617,500	16/05/2026
2	104 Glyndon Rd CAMBERWELL 3124	$2,300,000	27/03/2026
3	31 Grandview Av GLEN IRIS 3146	$2,430,000	01/03/2026

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: 27/05/2026 16:29

17 Lesley Street, Camberwell Vic 3124

JellisCraig

Mark Pezzin
03 9810 5000
0403 537 105
MarkPezzin@jelliscraig.com.au



5 2 3

Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,530,000
Median House Price
27/05/2025 - 26/05/2026: $2,500,000

Comparable Properties



6 Through Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,617,500
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



104 Glyndon Rd CAMBERWELL 3124 (REI/VG)

4 3 4

Price: $2,300,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



31 Grandview Av GLEN IRIS 3146 (REI)

4 2 2

Price: $2,430,000
Method: Private Sale
Date: 01/03/2026
Property Type: House
Land Size: 756 sqm approx

Agent Comments

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