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	119 Rowell Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $3,150,000 & $3,350,000

Median sale price

Median price $2,425,000 Property Type House Suburb Camberwell

Period - From 01/07/2025 to 30/06/2026 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	77 Summerhill Rd GLEN IRIS 3146	$3,250,000	05/09/2026
2	17 Woodlands Av CAMBERWELL 3124	$3,300,000	09/04/2026
3	11 Rowell Av CAMBERWELL 3124	$3,478,000	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: 10/09/2026 17:04

119 Rowell Avenue, Camberwell Vic 3124

RT Edgar



3 1 2

Property Type: House
Land Size: 1060 sqm approx

Agent Comments

Indicative Selling Price
$3,150,000 - $3,350,000
Median House Price
Year ending June 2026: $2,425,000

Comparable Properties



77 Summerhill Rd GLEN IRIS 3146 (REI)

5 2 2

Price: $3,250,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments



17 Woodlands Av CAMBERWELL 3124 (VG)

4 - -

Price: $3,300,000
Method: Sale
Date: 09/04/2026
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments



11 Rowell Av CAMBERWELL 3124 (REI/VG)

5 2 3

Price: $3,478,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 921 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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