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	2/58 Bowen Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,528,500 Property Type Townhouse Suburb Camberwell

Period - From 29/06/2025 to 28/06/2026 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	3/6 Glencairn Av CAMBERWELL 3124	$1,330,000	09/05/2026
2	3/21 Tourello Av HAWTHORN EAST 3123	$1,255,000	08/05/2026
3	10 Butler St CAMBERWELL 3124	$1,420,000	17/03/2026

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: 29/06/2026 15:00

2/58 Bowen Street, Camberwell Vic 3124

JellisCraig

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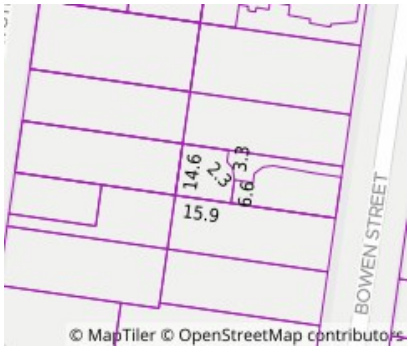

Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median Townhouse Price
29/06/2025 - 28/06/2026: $1,528,500

Comparable Properties



3/6 Glencairn Av CAMBERWELL 3124 (REI/VG)
3 2 2

Price: $1,330,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Apartment

Agent Comments



3/21 Tourello Av HAWTHORN EAST 3123 (REI)
3 1 1

Price: $1,255,000
Method: Private Sale
Date: 08/05/2026
Property Type: Unit
Land Size: 221 sqm approx

Agent Comments



10 Butler St CAMBERWELL 3124 (REI)
3 2 2

Price: $1,420,000
Method: Private Sale
Date: 17/03/2026
Property Type: House

Agent Comments

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