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	1/58 Bowen Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,510,000 Property Type Townhouse Suburb Camberwell

Period - From 05/08/2025 to 04/08/2026 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	1/24 Stodart St CAMBERWELL 3124	$1,400,000	01/08/2026
2	3/15 Dickens St GLEN IRIS 3146	$1,350,000	29/07/2026
3	6A Lodge Rd CAMBERWELL 3124	$1,540,000	25/07/2026

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: 05/08/2026 10:24

1/58 Bowen Street, Camberwell Vic 3124



3 1 2

Property Type: Unit

Agent Comments

George Mitry
0419 370 483
GeorgeMitry@jelliscraig.com.au

Indicative Selling Price
$1,400,000 - $1,540,000
Median Townhouse Price
05/08/2025 - 04/08/2026: $1,510,000

Comparable Properties



1/24 Stodart St CAMBERWELL 3124 (REI)

3 1 2

Price: $1,400,000
Method: Auction Sale
Date: 01/08/2026
Property Type: Villa

Agent Comments



3/15 Dickens St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 29/07/2026
Property Type: Townhouse (Single)
Land Size: 340 sqm approx

Agent Comments



6A Lodge Rd CAMBERWELL 3124 (REI)

3 2 3

Price: $1,540,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Townhouse (Res)
Land Size: 366 sqm approx

Agent Comments

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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 $1,200,000 & $1,320,000

Median sale price

Median price $1,510,000 Property Type Townhouse Suburb Camberwell

Period - From 05/08/2025 to 04/08/2026 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	3/15 Dickens St GLEN IRIS 3146	$1,350,000	29/07/2026
2	1/26 Nevis St CAMBERWELL 3124	$1,220,000	11/07/2026
3	1/19 Clifton Rd HAWTHORN EAST 3123	$1,250,000	26/06/2026

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: 05/08/2026 10:26

2/58 Bowen Street, Camberwell Vic 3124



3 1 1

Property Type: Unit

Agent Comments

George Mitry
0419 370 483
GeorgeMitry@jelliscraig.com.au

Indicative Selling Price
$1,200,000 - $1,320,000
Median Townhouse Price
05/08/2025 - 04/08/2026: $1,510,000

Comparable Properties



3/15 Dickens St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 29/07/2026
Property Type: Townhouse (Single)
Land Size: 340 sqm approx

Agent Comments



1/26 Nevis St CAMBERWELL 3124 (REI)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)

Agent Comments



1/19 Clifton Rd HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 26/06/2026
Property Type: Unit

Agent Comments

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