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	11a Murdoch Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $2,587,500 Property Type House Suburb Camberwell

Period - From 01/04/2026 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	26 Collings St CAMBERWELL 3124	$1,235,000	22/08/2026
2	491 Camberwell Rd CAMBERWELL 3124	$1,190,000	29/08/2026
3	1244 Toorak Rd CAMBERWELL 3124	$1,175,001	10/03/2026

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: 31/08/2026 17:47

11a Murdoch Street, Camberwell Vic 3124

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



2 1 2

Property Type: House
Land Size: 419 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2026: $2,587,500

Comparable Properties



26 Collings St CAMBERWELL 3124 (REI)

2 1 2

Price: $1,235,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)

Agent Comments



491 Camberwell Rd CAMBERWELL 3124 (REI)

2 1 2

Price: $1,190,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)

Agent Comments



1244 Toorak Rd CAMBERWELL 3124 (REI/VG)

2 1 3

Price: $1,175,001
Method: Sold Before Auction
Date: 10/03/2026
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments

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