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	491 Camberwell Road, Camberwell VIC 3124

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $2,530,000 Property Type House Suburb Camberwell

Period - From 19/02/2026 to 18/08/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
564 Camberwell Road Camberwell VIC 3124	$972,000	20/06/2026
2/5 Howard Street Glen Iris VIC 3146	$945,000	23/03/2026
56 Auburn Parade Hawthorn East VIC 3123	$985,000	03/07/2026

This Statement of Information was prepared on: 20/08/2026