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<br>Including suburb and postcode | 6/3 St Johns Avenue, Camberwell Vic 3124 |

## Indicative selling price

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

Range between $580,000 & $600,000

## Median sale price

Median price $805,000 Property Type Unit 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 | 6/1 Brookfield Ct HAWTHORN EAST 3123 | $592,500 | 06/03/2026 |
| 2 | 8/11-13 Auburn Gr HAWTHORN EAST 3123 | $590,000 | 13/02/2026 |
| 3 | 7/3 St Johns Av CAMBERWELL 3124 | $580,000 | 11/02/2026 |

**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: 03/08/2026 10:50

# 6/3 St Johns Avenue, Camberwell Vic 3124

JellisCraig

Karen Chung
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KarenChung@jelliscraig.com.au




2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$580,000 - $600,000
**Median Unit Price**
June quarter 2026: $805,000

## Comparable Properties

### 6/1 Brookfield Ct HAWTHORN EAST 3123 (VG)

2 - -

Agent Comments

**Price:** $592,500
**Method:** Sale
**Date:** 06/03/2026
**Property Type:** Company Share Unit (within multi-storey development)



### 8/11-13 Auburn Gr HAWTHORN EAST 3123 (REI)

2 1 1

Agent Comments

**Price:** $590,000
**Method:** Sold Before Auction
**Date:** 13/02/2026
**Property Type:** Apartment
**Land Size:** 67 sqm approx




### 7/3 St Johns Av CAMBERWELL 3124 (REI/VG)

2 1 1

Agent Comments

**Price:** $580,000
**Method:** Private Sale
**Date:** 11/02/2026
**Property Type:** Apartment

**Account** - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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