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 | 37 Merton Street, Camberwell Vic 3124 |

## Indicative selling price

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

Single price: $2,850,000

## Median sale price

Median price: $2,425,000 Property Type: House Suburb: Camberwell

Period - From: 01/07/2025 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 | 10 Callanish Rd CAMBERWELL 3124 | $2,860,000 | 16/05/2026 |
| 2 | 6 Through Rd CAMBERWELL 3124 | $2,617,500 | 16/05/2026 |
| 3 | | | |

**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: 29/08/2026 11:57

# 37 Merton Street, Camberwell Vic 3124



4 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$2,850,000
**Median House Price**
Year ending June 2026: $2,425,000

## Comparable Properties




**10 Callanish Rd CAMBERWELL 3124 (REI/VG)**

5 2 2

**Price:** $2,860,000
**Method:** Auction Sale
**Date:** 16/05/2026
**Property Type:** House (Res)
**Land Size:** 864 sqm approx

Agent Comments



**6 Through Rd CAMBERWELL 3124 (REI/VG)**

4 2 2

**Price:** $2,617,500
**Method:** Auction Sale
**Date:** 16/05/2026
**Property Type:** House (Res)
**Land Size:** 647 sqm approx

Agent Comments

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.

**Account** - Marshall White | P: 03 9822 9999

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