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	13 Lynden Street, Camberwell Vic 3124

Indicative selling price

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

Single price $2,090,000

Median sale price

Median price $2,548,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 to 31/12/2024 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	8 Keltie St GLEN IRIS 3146	$2,064,000	11/09/2024
2	221 Prospect Hill Rd SURREY HILLS 3127	$2,012,000	16/11/2024
3	6 Morey St CAMBERWELL 3124	$1,980,000	01/03/2025

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: 03/03/2025 17:04

13 Lynden Street, Camberwell Vic 3124

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3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,090,000
Median House Price
Year ending December 2024: $2,548,000

Comparable Properties



8 Keltie St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,064,000
Method: Sold Before Auction
Date: 11/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



221 Prospect Hill Rd SURREY HILLS 3127 (REI/VG)

3 1 2

Price: $2,012,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



6 Morey St CAMBERWELL 3124 (REI)

4 1 3

Price: $1,980,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments

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