

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 479 Camberwell Road, Camberwell Vic 3124
Including suburb and postcode

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

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	22 Iris Rd GLEN IRIS 3146	\$1,985,000	20/02/2025
2	95 Glen Iris Rd GLEN IRIS 3146	\$1,855,000	23/11/2024
3	22 Lockhart St CAMBERWELL 3124	\$1,750,000	14/09/2024

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:

04/03/2025 11:06



Property Type:

Agent Comments

Comparable Properties



22 Iris Rd GLEN IRIS 3146 (REI)



Agent Comments

Price: \$1,985,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: House (Res)

Land Size: 576 sqm approx



95 Glen Iris Rd GLEN IRIS 3146 (REI/VG)



Agent Comments

Price: \$1,855,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 665 sqm approx



22 Lockhart St CAMBERWELL 3124 (REI/VG)



Agent Comments

Price: \$1,750,000

Method: Private Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 556 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511