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	5 East Court, Camberwell Vic 3124

Indicative selling price

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

Single price: $3,270,000

Median sale price

Median price: $2,665,000 Property Type: House Suburb: Camberwell

Period - From: 01/01/2025 to: 31/03/2025 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	18 Lynden St CAMBERWELL 3124	$3,450,000	15/04/2025
2	10 Beech St CAMBERWELL 3124	$3,380,000	22/02/2025
3	51 Russell St SURREY HILLS 3127	$3,210,000	05/02/2025

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: 17/06/2025 11:01

5 East Court, Camberwell Vic 3124

Mandy Zhu
0411 893 168
mandy.zhu@marshallwhite.com.au



5 4 2

Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$3,270,000
Median House Price
March quarter 2025: $2,665,000

Comparable Properties



18 Lynden St CAMBERWELL 3124 (REI)

4 4 4

Price: $3,450,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 670 sqm approx

Agent Comments



10 Beech St CAMBERWELL 3124 (REI/VG)

2 2 2

Price: $3,380,000
Method: Sold Before Auction
Date: 22/02/2025
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments



51 Russell St SURREY HILLS 3127 (REI/VG)

5 3 3

Price: $3,210,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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