

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

10 Nelson Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	33 Allambee Av CAMBERWELL 3124	\$2,180,000	17/05/2025
2	8 Lingwell Rd HAWTHORN EAST 3123	\$2,221,000	10/05/2025
3	457 Camberwell Rd CAMBERWELL 3124	\$2,125,000	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:

22/06/2025 19:48



3 1 1

Property Type: House (Res)

Land Size: 423 sqm approx

Agent Comments

Comparable Properties



33 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,180,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)



8 Lingwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 2

Price: \$2,221,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 344 sqm approx



457 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$2,125,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)