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	21 Mabel Street, Camberwell Vic 3124

Indicative selling price

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

Single price $3,925,000

Median sale price

Median price $2,580,000 Property Type House Suburb Camberwell

Period - From 01/04/2025 to 30/06/2025 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	11 Gleeson Av CAMBERWELL 3124	$3,550,000	19/05/2025
2	22 Oxford St CAMBERWELL 3124	$4,125,000	24/03/2025
3	18 Elm St SURREY HILLS 3127	$3,650,800	22/02/2025

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: 16/08/2025 15:44

21 Mabel Street, Camberwell Vic 3124



5 5 3

Property Type: House

Agent Comments

Indicative Selling Price
$3,925,000
Median House Price
June quarter 2025: $2,580,000

Comparable Properties



11 Gleeson Av CAMBERWELL 3124 (REI/VG)

5 4 4

Price: $3,550,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 654 sqm approx

Agent Comments



22 Oxford St CAMBERWELL 3124 (REI/VG)

4 5 2

Price: $4,125,000
Method: Private Sale
Date: 24/03/2025
Property Type: House
Land Size: 760 sqm approx

Agent Comments



18 Elm St SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $3,650,800
Method: Sold Before Auction
Date: 22/02/2025
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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