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	38 Carramar Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $2,900,000 & $3,100,000

Median sale price

Median price $2,575,000 Property Type House Suburb Camberwell

Period - From 01/07/2024 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	142a Wattle Valley Rd CAMBERWELL 3124	$2,900,000	31/05/2025
2	13 Nevis St CAMBERWELL 3124	$3,090,000	23/03/2025
3	38 Maysia St CANTERBURY 3126	$3,000,000	12/03/2025

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: 14/08/2025 13:23

38 Carramar Avenue, Camberwell Vic 3124

JellisCraig

Jonathon O'Donoghue
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Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
Year ending June 2025: $2,575,000



5 2 2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Comparable Properties



142a Wattle Valley Rd CAMBERWELL 3124 (REI)

4 2 3

Price: $2,900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



13 Nevis St CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $3,090,000
Method: Private Sale
Date: 23/03/2025
Property Type: House
Land Size: 721 sqm approx

Agent Comments



38 Maysia St CANTERBURY 3126 (REI/VG)

5 3 3

Price: $3,000,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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