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	12 Radnor Street, Camberwell Vic 3124

Indicative selling price

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

Range between $3,600,000 & $3,960,000

Median sale price

Median price $2,585,000 Property Type House Suburb Camberwell

Period - From 24/07/2024 to 23/07/2025 Source Property Data

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	7 Cole St HAWTHORN EAST 3123	$3,800,000	17/05/2025
2	16 Harts Pde HAWTHORN EAST 3123	$3,750,000	15/03/2025
3	17 Hassett Av CANTERBURY 3126	$3,610,000	15/02/2025

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: 24/07/2025 12:25

12 Radnor Street, Camberwell Vic 3124

Liam Burke
03 9818 1888
0457 567 990
liam.burke@belleproperty.com



5 3 3

Rooms: 9
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000 - $3,960,000
Median House Price
24/07/2024 - 23/07/2025: $2,585,000

Comparable Properties



7 Cole St HAWTHORN EAST 3123 (REI)

5 2 2

Price: $3,800,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



16 Harts Pde HAWTHORN EAST 3123 (REI/VG)

4 3 2

Price: $3,750,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Land Size: 535 sqm approx

Agent Comments



17 Hassett Av CANTERBURY 3126 (REI/VG)

5 3 2

Price: $3,610,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

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