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	11 Merton Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,850,000 & $2,035,000

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	5 Garden Rd CAMBERWELL 3124	$2,230,000	17/05/2025
2	36 Montana St GLEN IRIS 3146	$2,170,000	31/03/2025
3	10 Outlook Dr CAMBERWELL 3124	$2,038,000	22/03/2025

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: 11/07/2025 15:31

11 Merton Street, Camberwell Vic 3124



3 1 4

Rooms: 6
Property Type: House
Land Size: 690 sqm approx

Agent Comments

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Indicative Selling Price
$1,850,000 - $2,035,000
Median House Price
Year ending June 2025: $2,575,000

Comparable Properties



5 Garden Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,230,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



36 Montana St GLEN IRIS 3146 (REI/VG)

3 2 3

Price: $2,170,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



10 Outlook Dr CAMBERWELL 3124 (REI/VG)

3 2 3

Price: $2,038,000
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

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