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	39 Athelstan Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,600,000 & $2,800,000

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	4 Gowar Av CAMBERWELL 3124	$2,553,000	18/07/2025
2	43 Dillon Gr GLEN IRIS 3146	$2,551,000	24/05/2025
3	16 Miami St HAWTHORN EAST 3123	$2,500,000	18/04/2025

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: 12/08/2025 13:17

39 Athelstan Road, Camberwell Vic 3124

JellisCraig



3 2 4

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
June quarter 2025: $2,580,000

Comparable Properties



4 Gowar Av CAMBERWELL 3124 (REI)

3 1 3

Price: $2,553,000
Method: Sold Before Auction
Date: 18/07/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



43 Dillon Gr GLEN IRIS 3146 (REI)

3 1 2

Price: $2,551,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



16 Miami St HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,500,000
Method: Private Sale
Date: 18/04/2025
Property Type: House
Land Size: 612 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

propertydata .com.au

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