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	25 Cochran Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $3,800,000 & $4,180,000

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	9 Bringa Av CAMBERWELL 3124	$4,105,000	24/06/2025
2	17 Hartwell Hill Rd CAMBERWELL 3124	$4,311,000	14/06/2025
3	10 Sunnyside Av CAMBERWELL 3124	$3,980,000	28/03/2025

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: 17/07/2025 14:44

25 Cochran Avenue, Camberwell Vic 3124

Perry Zhou
9810 5000
0474 774 774
PerryZhou@jelliscraig.com.au



5 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$3,800,000 - $4,180,000
Median House Price
June quarter 2025: $2,580,000

Comparable Properties



9 Bringa Av CAMBERWELL 3124 (REI)

5 3 2

Price: $4,105,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 985 sqm approx

Agent Comments



17 Hartwell Hill Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $4,311,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 995 sqm approx

Agent Comments



10 Sunnyside Av CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $3,980,000
Method: Auction Sale
Date: 28/03/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

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