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	9 Thomas Street, Camberwell Vic 3124

Indicative selling price

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

Range between $2,100,000 & $2,300,000

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	1/22 Kalang Rd CAMBERWELL 3124	$2,256,000	30/07/2025
2	4 Regent St CAMBERWELL 3124	$2,200,000	30/07/2025
3	5 Garden Rd CAMBERWELL 3124	$2,230,000	17/05/2025

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: 18/08/2025 16:25

RT Edgar



4 2 1

Property Type: House
Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
June quarter 2025: $2,580,000

Comparable Properties



1/22 Kalang Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $2,256,000
Method: Sold Before Auction
Date: 30/07/2025
Property Type: Unit

Agent Comments



4 Regent St CAMBERWELL 3124 (REI)

3 1 2

Price: $2,200,000
Method: Private Sale
Date: 30/07/2025
Property Type: House
Land Size: 949 sqm approx

Agent Comments



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

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

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