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	24 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Single price: $2,750,000

Median sale price

Median price: $2,610,000 | Property Type: House | Suburb: Camberwell

Period - From: 13/09/2024 to: 12/09/2025 | 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	24 Regent St CAMBERWELL 3124	$2,705,000	06/09/2025
2	3 Hartwell Hill Rd CAMBERWELL 3124	$2,762,000	24/05/2025
3	26 Finsbury Way CAMBERWELL 3124	$2,600,000	15/03/2025

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: 13/09/2025 17:58

24 Cornell Street, Camberwell Vic 3124

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 943 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000
Median House Price
13/09/2024 - 12/09/2025: $2,610,000

Comparable Properties



24 Regent St CAMBERWELL 3124 (REI)

3 3 2

Price: $2,705,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 948 sqm approx

Agent Comments



3 Hartwell Hill Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,762,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments



26 Finsbury Way CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,600,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 748 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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