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	474 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,100,000 & $2,310,000

Median sale price

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

Period - From 10/09/2024 to 09/09/2025 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	494 Burke Rd CAMBERWELL 3124	$2,175,000	27/08/2025
2	26 Marlborough Av CAMBERWELL 3124	$2,400,000	12/08/2025
3	25 Finsbury Way CAMBERWELL 3124	$2,345,000	14/06/2025

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: 10/09/2025 09:49

474 Camberwell Road, Camberwell Vic 3124

Stephen Gough
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0439 844 855
stephen.gough@marshallwhite.com.au



4 2 2

Property Type: House
Land Size: 577 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,310,000
Median House Price
10/09/2024 - 09/09/2025: $2,610,000

Comparable Properties



494 Burke Rd CAMBERWELL 3124 (REI)

4 2 4

Price: $2,175,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 835 sqm approx

Agent Comments



26 Marlborough Av CAMBERWELL 3124 (REI)

4 1 3

Price: $2,400,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 715 sqm approx

Agent Comments



25 Finsbury Way CAMBERWELL 3124 (REI/VG)

3 1 1

Price: $2,345,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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