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	17 Tyne Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,575,000 Property Type House Suburb Camberwell

Period - From 01/07/2024 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	3/10 Hollsmoor Rd CAMBERWELL 3124	$1,735,000	23/06/2025
2	1/172 Wattle Valley Rd CAMBERWELL 3124	$1,885,000	21/06/2025
3	19 Braeside Av CAMBERWELL 3124	$1,860,000	19/06/2025

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: 28/08/2025 10:22

17 Tyne Street, Camberwell Vic 3124

Tamsin Curcio
03 9889 3990
0433 834 221
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3 2 2

Rooms: 7
Property Type: House

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending June 2025: $2,575,000

Agent Comments

Located in a peaceful family friendly pocket, this admirably designed residence delivers idyllic and low maintenance lifestyle moments.

Comparable Properties



3/10 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $1,735,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)

Agent Comments



1/172 Wattle Valley Rd CAMBERWELL 3124 (REI)

3 2 3

Price: $1,885,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 416 sqm approx

Agent Comments



19 Braeside Av CAMBERWELL 3124 (REI/VG)

4 3 3

Price: $1,860,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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