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	3 Brinsley Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,300,000 & $2,500,000

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	25 St Johns Av CAMBERWELL 3124	$2,225,000	09/08/2025
2	114 Prospect Hill Rd CANTERBURY 3126	$2,425,000	24/05/2025
3	8 Lingwell Rd HAWTHORN EAST 3123	$2,221,000	10/05/2025

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: 26/08/2025 15:12

3 Brinsley Road, Camberwell Vic 3124



3 2 1

Property Type: House

Agent Comments

Mark Read
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Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
June quarter 2025: $2,580,000

Comparable Properties



25 St Johns Av CAMBERWELL 3124 (REI)

3 1 2

Price: $2,225,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 351 sqm approx

Agent Comments



114 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

3 2 2

Price: $2,425,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 434 sqm approx

Agent Comments



8 Lingwell Rd HAWTHORN EAST 3123 (REI)

3 1 2

Price: $2,221,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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