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	34 Seymour Grove, Camberwell Vic 3124

Indicative selling price

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

Range between $3,500,000 & $3,800,000

Median sale price

Median price $2,580,000 Property Type House Suburb Camberwell

Period - From 30/09/2024 to 29/09/2025 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	21 St Helens Rd HAWTHORN EAST 3123	$3,660,000	13/09/2025
2	19 Elaroo Av CAMBERWELL 3124	$3,880,000	30/08/2025
3	12 Radnor St CAMBERWELL 3124	$3,850,000	23/08/2025

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: 30/09/2025 15:39

34 Seymour Grove, Camberwell Vic 3124



5 2 2

Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,800,000
Median House Price
30/09/2024 - 29/09/2025: $2,580,000

Comparable Properties



21 St Helens Rd HAWTHORN EAST 3123 (REI)

5 3 2

Price: $3,660,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



19 Elaroo Av CAMBERWELL 3124 (REI)

4 2 2

Price: $3,880,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments



12 Radnor St CAMBERWELL 3124 (REI)

5 3 3

Price: $3,850,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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