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	2/4 Lodge Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,470,000 Property Type Townhouse Suburb Camberwell

Period - From 17/10/2024 to 16/10/2025 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	3/1017 Toorak Rd CAMBERWELL 3124	$1,167,000	11/10/2025
2	2b Eyre St BURWOOD 3125	$1,180,000	09/10/2025
3	1/46 Essex Rd SURREY HILLS 3127	$1,260,000	06/09/2025

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: 17/10/2025 13:25

2/4 Lodge Road, Camberwell Vic 3124

JellisCraig

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jelliscraig.com.au



3 1 2

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 258 sqm approx.

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
17/10/2024 - 16/10/2025: $1,470,000

Comparable Properties



3/1017 Toorak Rd CAMBERWELL 3124 (REI)

2 1 2

Price: $1,167,000
Method: Sold Before Auction
Date: 11/10/2025
Property Type: Townhouse (Single)

Agent Comments



2b Eyre St BURWOOD 3125 (REI)

3 3 2

Price: $1,180,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: House (Res)
Land Size: 249 sqm approx

Agent Comments



1/46 Essex Rd SURREY HILLS 3127 (REI)

3 1 2

Price: $1,260,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments

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