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 Darling Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,450,000 Property Type House Suburb Camberwell

Period - From 01/07/2025 to 30/09/2025 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	16 Darling Av CAMBERWELL 3124	$2,255,000	22/10/2025
2	12 Lillian St GLEN IRIS 3146	$1,961,000	21/06/2025
3	5 West Ct CAMBERWELL 3124	$1,945,000	24/05/2025

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: 23/10/2025 17:03

2 Darling Avenue, Camberwell Vic 3124

Trev Buhagiar
94703390
0452592805
trev@heavyside.co



Property Type:
Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
September quarter 2025: $2,450,000

Comparable Properties



16 Darling Av CAMBERWELL 3124 (REI)

4 3 2

Price: $2,255,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House
Land Size: 598 sqm approx

Agent Comments



12 Lillian St GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,961,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



5 West Ct CAMBERWELL 3124 (REI/VG)

4 2 3

Price: $1,945,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Account - Heavyside

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