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	23 Avenue Road, Camberwell Vic 3124

Indicative selling price

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

Single price $2,885,000

Median sale price

Median price $2,590,000 Property Type House Suburb Camberwell

Period - From 01/10/2024 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	4 Condor St HAWTHORN EAST 3123	$2,675,000	07/08/2025
2	1 Derby St CAMBERWELL 3124	$2,999,000	24/05/2025
3	156 Wattle Valley Rd CAMBERWELL 3124	$3,100,000	17/05/2025

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: 15/11/2025 15:15

23 Avenue Road, Camberwell Vic 3124



4 3 2

Property Type: Townhouse (Single)
Land Size: 404 sqm approx

Agent Comments

Indicative Selling Price
$2,885,000
Median House Price
Year ending September 2025: $2,590,000

Comparable Properties



4 Condor St HAWTHORN EAST 3123 (REI)

3 2 2

Price: $2,675,000
Method: Private Sale
Date: 07/08/2025
Property Type: House (Res)

Agent Comments



1 Derby St CAMBERWELL 3124 (REI/VG)

5 3 1

Price: $2,999,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 429 sqm approx

Agent Comments



156 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

4 3 3

Price: $3,100,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 433 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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