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	6 Nettleton Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $850,000 Property Type Unit 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	849 Toorak Rd HAWTHORN EAST 3123	$1,170,000	30/11/2025
2	657 Burke Rd CAMBERWELL 3124	$1,200,000	15/11/2025
3	3/29 Donna Buang St CAMBERWELL 3124	$1,080,000	25/10/2025

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: 02/12/2025 11:36

6 Nettleton Avenue, Camberwell Vic 3124

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median Unit Price
Year ending September 2025: $850,000

Comparable Properties



849 Toorak Rd HAWTHORN EAST 3123 (REI)

2 1 3

Agent Comments

Price: $1,170,000
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 274 sqm approx



657 Burke Rd CAMBERWELL 3124 (REI)

2 1 2

Agent Comments

Price: $1,200,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)



3/29 Donna Buang St CAMBERWELL 3124 (REI/VG)

2 1 1

Agent Comments

Price: $1,080,000
Method: Private Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

propertydata .com.au

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