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	3 Christowel Street, Camberwell Vic 3124

Indicative selling price

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

Range between $5,000,000 & $5,250,000

Median sale price

Median price $2,550,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 to 31/12/2025 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	5 View St CANTERBURY 3126	$5,200,000	31/10/2025
2	16 Wentworth Av CANTERBURY 3126	$5,068,000	19/09/2025
3	1a Grange Av CANTERBURY 3126	$5,200,000	30/08/2025

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: 27/01/2026 14:37

3 Christowel Street, Camberwell Vic 3124



5 4 2

Rooms: 10
Property Type: House
Land Size: 930 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,250,000
Median House Price
Year ending December 2025: $2,550,000

Comparable Properties



5 View St CANTERBURY 3126 (REI/VG)

5 2 2

Price: $5,200,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 851 sqm approx

Agent Comments



16 Wentworth Av CANTERBURY 3126 (REI)

4 3 4

Price: $5,068,000
Method: Auction Sale
Date: 19/09/2025
Property Type: House (Res)
Land Size: 852 sqm approx

Agent Comments



1a Grange Av CANTERBURY 3126 (REI/VG)

4 3 2

Price: $5,200,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 1153 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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