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	21 Lockhart Street, Camberwell Vic 3124

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

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

Period - From 27/01/2025 to 26/01/2026 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	7 Murdoch St CAMBERWELL 3124	$3,415,000	18/11/2026
2	10 Gowar Av CAMBERWELL 3124	$3,380,000	20/09/2026
3	3 Golding St CANTERBURY 3126	$3,165,000	04/12/2025

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 13:00

21 Lockhart Street, Camberwell Vic 3124



4 2 3

Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
27/01/2025 - 26/01/2026: $2,550,000

Comparable Properties

7 Murdoch St CAMBERWELL 3124 (REI)

4 3 2

Price: $3,415,000
Method:
Date: 18/11/2026
Property Type: House

Agent Comments

10 Gowar Av CAMBERWELL 3124 (REI)

5 3 2

Price: $3,380,000
Method:
Date: 20/09/2026
Property Type: House

Agent Comments



3 Golding St CANTERBURY 3126 (REI/VG)

4 4 2

Price: $3,165,000
Method: Auction Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 434 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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