

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Address available on request

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,200,000

&

\$3,450,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty for sale in the last 6 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

63 RUSSELL STREET SURREY HILLS VIC 3127	\$3,635,000	14-Oct-25
11 NERISSA STREET GLEN IRIS VIC 3146	\$3,720,000	20-Sep-25
29 WARNER AVENUE ASHBURTON VIC 3147	-	12-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 19 February 2026



63 RUSSELL STREET SURREY HILLS VIC 3127

 5  4  2

Sold Price \$3,635,000 Sold Date 14-Oct-25

Distance 2.48km



11 NERISSA STREET GLEN IRIS VIC 3146

 5  5  2

Sold Price \$3,720,000 Sold Date 20-Sep-25

Distance 2.97km



29 WARNER AVENUE ASHBURTON VIC 3147

 5  4  2

Sold Price

RS UN
-

Sold Date 12-Dec-25

Distance 3.87km

RS= Recent sale

UN= Undisclosed Sale

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