

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

38 Christowel Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,000,000

 &

\$2,200,000

Median sale price

Median price

\$2,412,500

 Property Type

House

 Suburb

Camberwell

Period - From

01/10/2025

 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	11 Lockhart St CAMBERWELL 3124	\$2,200,000	21/02/2026
2	19 Willandra Av CANTERBURY 3126	\$2,100,000	30/10/2025
3	35 Cooloongatta Rd CAMBERWELL 3124	\$2,000,000	19/09/2025

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:

24/02/2026 17:42

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Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
December quarter 2025: \$2,412,500



 3  1  2

Property Type: House
Land Size: 777 sqm approx

Agent Comments

Positioned in one of Camberwell's most desirable tree-lined streets, this charming three-bedroom home offers immediate comfort with exciting scope for the future on a generous 777sqm (approx.) allotment.

Comparable Properties



11 Lockhart St CAMBERWELL 3124 (REI)

Agent Comments

 3  1  2

Price: \$2,200,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 602 sqm approx



19 Willandra Av CANTERBURY 3126 (REI/VG)

Agent Comments

 4  3  4

Price: \$2,100,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 701 sqm approx



35 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,000,000
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)
Land Size: 806 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990