

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 PINE AVENUE, CAMBERWELL, VIC 3124

Indicative selling price

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

Price Range: \$4,380,000 to \$4,580,000

Median sale price

Median price

\$2,530,000

Property type

House

Suburb

CAMBERWELL

Period

01 October 2025 to 31 December 2025

Source

 pricefinder

Comparable property sales

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
155 VICTORIA RD, HAWTHORN EAST, VIC 3123	\$4,675,000	08/11/2025
27 CONSTANCE ST, HAWTHORN EAST, VIC 3123	\$4,400,000	25/10/2025
25 COCHRAN AVE, CAMBERWELL, VIC 3124	\$4,351,000	06/09/2025

This Statement of Information was prepared on:

24/02/2026