

# 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

19 Smith Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000 & \$3,500,000

### 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	11 Ferndale Rd GLEN IRIS 3146	\$3,350,000	06/12/2025
2	11 Nepean St GLEN IRIS 3146	\$3,300,000	24/11/2025
3	25 Brandon St GLEN IRIS 3146	\$3,300,000	19/12/2025

**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:

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**Indicative Selling Price**

\$3,300,000 - \$3,500,000

**Median House Price**

Year ending December 2025: \$2,550,000



 5    3    5

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



11 Ferndale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4    2    2

**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 06/12/2025

**Property Type:** House

**Land Size:** 697 sqm approx



11 Nepean St GLEN IRIS 3146 (REI/VG)

Agent Comments

 4    3    2

**Price:** \$3,300,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House

**Land Size:** 652 sqm approx



25 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

 4    2    2

**Price:** \$3,300,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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