

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

23 Athelstan Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,550,000 & \$3,750,000

Median sale price

Median price \$2,590,000 Property Type House Suburb Camberwell

Period - From 01/10/2024 to 30/09/2025 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	9 Doonkuna Av CAMBERWELL 3124	\$3,642,000	17/10/2025
2	4 Milton St CANTERBURY 3126	\$3,700,000	11/10/2025
3	46 Pleasant Rd HAWTHORN EAST 3123	\$3,775,000	13/09/2025

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:

29/11/2025 15:39



Rooms: 9
Property Type: House
Land Size: 805 sqm approx
[Agent Comments](#)

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Indicative Selling Price
\$3,550,000 - \$3,750,000
Median House Price
Year ending September 2025: \$2,590,000

Comparable Properties



9 Doonkuna Av CAMBERWELL 3124 (REI)

[Agent Comments](#)



Price: \$3,642,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 696 sqm approx



4 Milton St CANTERBURY 3126 (REI)

[Agent Comments](#)



Price: \$3,700,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 880 sqm approx



46 Pleasant Rd HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)



Price: \$3,775,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 671 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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